



Leggett & James

The Vale of Evesham Property Experts



12 Cartwright Way

Evesham, Worcestershire, WR11 2RS

Offers Over £325,000



This beautifully presented property is a superb example of a modern three bedroom detached home. The accommodation comprises of an entrance hall, downstairs cloakroom, living room, kitchen/diner, three double bedrooms with an ensuite to the master and a family bathroom.



Standing under an open canopy porch, a multi lever entrance door opens to:

Entrance Hall

having a double glazed window to the front, panel radiator, telephone point, a useful built in store cupboard and wood style flooring which continues through to the cloakroom and kitchen diner. Stairs lead to the first floor.

Cloakroom

having a white low level WC, wash basin and a panel radiator.

Living Room 14'10" x 10'5" (4.53 x 3.19)

with a double glazed window to the front, panel radiator and television point.

Kitchen Dining Room 19'5" x 9'5" (5.92 x 2.89)

this feature open plan room enjoys a double glazed window to the rear and double glazed twin doors to the rear garden. The kitchen is equipped with a stylish range of cupboards, drawers and work surfaces, a single drainer sink unit with mixer tap, integral fridge and freezer, integral washing machine and dishwasher and a four ring electric cooker hob with extractor hood above and oven below.

First Floor Landing

having a double glazed window to the side, panel radiator, access to the loft space and a built in linen cupboard. Doors to:

Bedroom One 10'6" x 9'8" (3.22 x 2.96)

with two double glazed windows to the front, panel radiator, television point and a built in wardrobe. Door to:

En Suite

having an obscure double glazed window and a white suite comprising low level WC and pedestal wash hand basin. There is also an enclosed shower cubicle.

Bedroom Two 10'11" x 10'1" (3.35 x 3.09)

having a double glazed window to the rear and a panel radiator.

Bedroom Three 10'1" x 8'5" (3.09 x 2.57)

with a double glazed window to the rear and a panel radiator.

Bathroom

having an obscure double glazed window to the side, wall mounted heated towel rail and a modern white suite comprising a low level WC, pedestal wash hand basin and a panel bath with a tiled surround, glass splash screen and a shower mixer tap.

Outside

To the side of the property is a Garage having off road parking in front along with an area with shrubs. The rear garden has gated access to the side, an area laid to lawn and patio area.

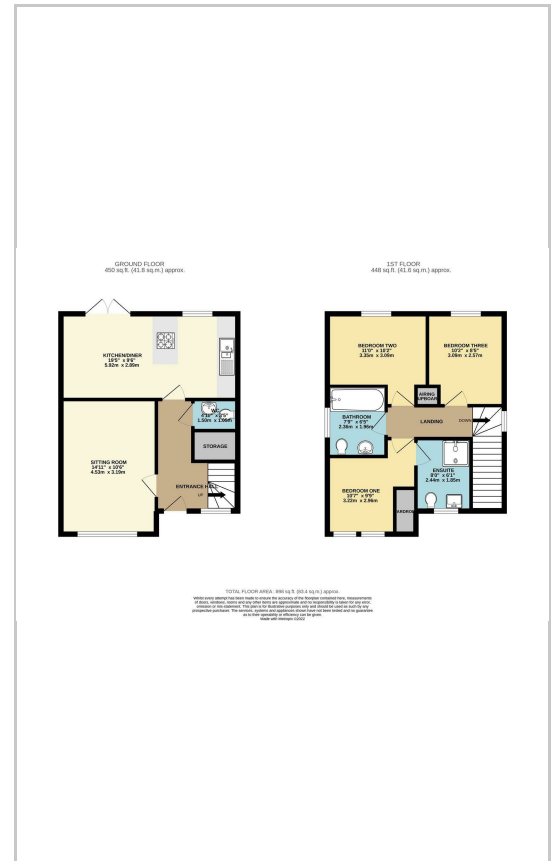
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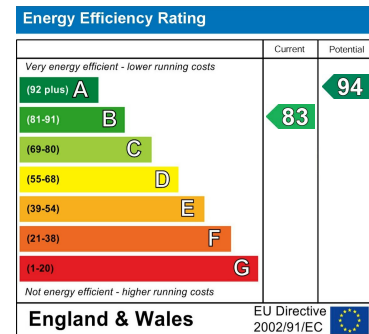
Area Map



Floor Plans



Energy Efficiency Graph



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