



# Leggett & James

The Vale of Evesham Property Experts



## Woodlands Church Street

Offenham, Evesham, WR11 8RW

Asking Price £450,000



\*\*\*CHAIN FREE DETACHED FAMILY HOME NESTLED WITHIN AN IDYLIC VILLAGE CUL-DE-SAC\*\*\*

This four bedroom detached family home is located at the end of an idyllic village lane and is offered to the market with NO ONWARD CHAIN. The property boasts gated off road parking, double garage, four double bedrooms, two reception rooms and a spacious plot size from the front to back.



### The Property

Upon arrival at the property you will appreciate it's position, nestled in at the end of an idyllic village lane with views of St. Mary & St. Milburgh church. Leading to the property is a spacious gated driveway for multiple vehicles, double garage which has light & power, and side access to both sides of the property, leading round to the pleasant rear garden.

The spacious ground floor comprises: entrance hall, ground floor WC, dining room, living room, kitchen/breakfast room, utility room with ground floor shower.

The first floor comprises: first floor landing, four well proportioned double bedrooms, family bathroom.

The property further benefits from gas central heating, double glazing throughout and spacious rear garden.

Tenure - Freehold  
Council Tax Band - F

#### Entrance Hall 6'6 x 6'7 (1.98m x 2.01m)

The welcoming entrance hall makes a great first impression for the home. The entrance hall has obscured window panels to both the front and side aspects and a panel radiator.

#### Ground Floor WC 2'11 x 8'9 (0.89m x 2.67m)

The useful ground floor WC has a double glazed window to the front aspect and panel radiator. The suite comprises of a low level WC & hand wash basin.

#### Dining Room 17'11 x 12'1 (5.46m x 3.68m)

The dining room is ideal for a number of uses, it can be an intimate dining space, additional sitting room or work from home space. The room has a double glazed window to the front aspect, panel radiator and stairs rising to the first floor.

#### Living Room 22'6 x 13'10 (6.86m x 4.22m)

The generous family living room is the perfect place for the family to relax & unwind. The room has a double glazed bay window to the front aspect and sliding patio doors at the rear, opening into the garden. There is a feature gas fireplace and two panel radiators.

#### Kitchen/Breakfast Room 14'7 x 9'11 (4.45m x 3.02m)

The modern kitchen/breakfast room is a sociable space for the family to gather, with a double glazed window to the rear aspect, panel radiator and built in pantry. The kitchen comprises of a range of base units, electric oven with hob, sink with drainer and space for an 'American' style fridge freezer.

#### Utility Room 24'11 x 9'9 (7.59m x 2.97m)

The property benefits from a spacious utility room located just off the kitchen. The utility room has double glazed doors to the front and rear, double glazed window to the rear aspect and panel radiator. The utility has a range of base units, sink with drainer and space for a washing machine, dishwasher and dryer. The room also has the addition of a useful shower cubicle and storage cupboard.

#### Ground Floor Shower

Located within the utility room is this very useful ground floor shower cubicle.

#### First Floor Landing

The first floor landing has a double glazed window to the side aspect, panel radiator and useful storage cupboard. The landing has doors leading into all four well proportioned bedrooms and the family bathroom.

#### Bedroom 1 17'7 x 9'11 (5.36m x 3.02m)

Double bedroom with double glazed window to the rear aspect, panel radiator and built in wardrobes.

#### Bedroom 2 13'11 x 9'11 (4.24m x 3.02m)

Double bedroom with double glazed window to the rear aspect, panel radiator and built in wardrobes.

#### Bedroom 3 12'2 x 10'11 (3.71m x 3.33m)

Double bedroom with double glazed window to the front aspect, panel radiator and built in wardrobes.

#### Bedroom 4 10'5 x 8'10 (3.18m x 2.69m)

Double bedroom with double glazed window to the front aspect & panel radiator.

#### Bathroom 9'10 x 5'11 (3.00m x 1.80m)

The family bathroom has a double glazed window to the side aspect and panel radiator. The suite comprises of a low level WC, hand wash basin and bath.

#### Double Garage

The spacious double garage has an electric garage door to the front aspect and window to the side aspect. The double garage has light, power and a useful store to the side, ideal for storage.

#### Outside

As you approach the property you will appreciate it's position, nestled in at the end of an idyllic village lane with views of St. Mary & St. Milburgh church.

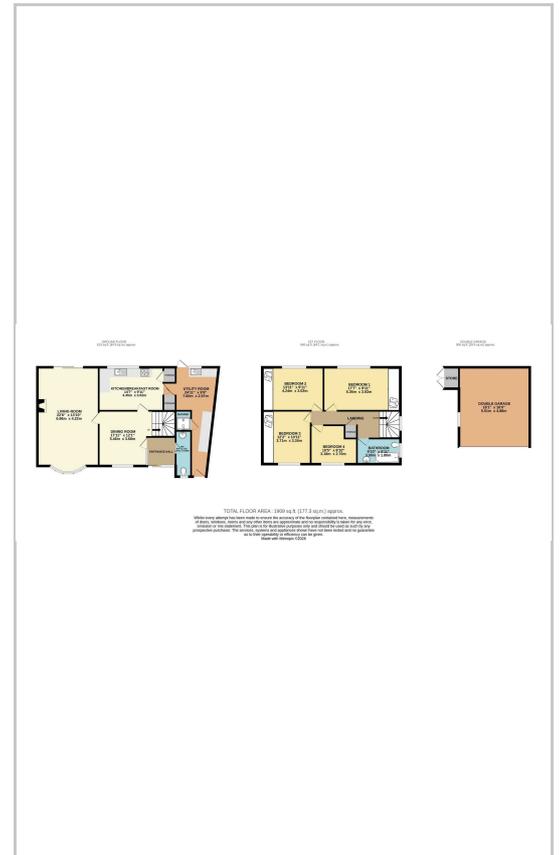
Leading to the property is a spacious gated driveway for multiple vehicles, double garage which has light & power, and side access to both sides of the property, leading round to the pleasant rear garden.

To the rear of the property is a spacious and low maintenance rear garden with side access to both sides, leading back around to the front of the home.

## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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