Leggett & James
The Vale of Evesham Property Experts



12 St. Matthews Close

Evesham, WR11 2ES

Asking Price £400,000

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CHAIN FREE DETACHED FAMILY HOME BOASTING FIVE DOUBLE BEDROOMS, THREE BATHROOMS AND GENEROUS GROUND FLOOR RECEPTION SPACE

This wonderfully extended five double bedroom detached family home is offered to the market with NO ONWARD CHAIN.







The Property
Upon arrival at the home you will find generous off road parking to both sides of the property. To the right hand side of the home is a driveway for two vehicles leading to the garage/store room and to the left hand side of the home is a further parking area for multiple vehicles and gate offering access to the rear garden. There is also a well kept front garden.

The property boasts five double bedrooms, three bathrooms, additional off road parking space for multiple vehicles and the benefits of solar panels which are owned with the property and an EV Charge Point.

Entrance Porch
A useful barrier between the indoors and outdoors, the useful entrance porch has a double glazed front door & double glazed window pain leading into the porch and the same between the porch and the entrance hall.

Entrance Hall 6'4 x 6'9 (1.93m x 2.06m)
The welcoming entrance hall has doors opening into the kitchen breakfast room, living room and the ground floor WC. The hallway has a useful understairs storage cupboard, panel radiator and stairs rising to the first floor.

Kitchen Breakfast Room 12'10 x 19'2 (3.91m x 5.84m)
The spacious kitchen breakfast room is light and airy with two double glazed windows to the front aspect and a double glazed stable door to the side aspect, opening onto the driveway, the room has a panel radiator and ample space for a dining table. The kitchen has a range of wall & base units, sink with drainer and space for an 'American' style fridge freezer, washing machine, tumble dryer, dishwasher and range style cooker.

Cloakroom 3'7 x 5'11 (1.09m x 1.80m)
One of two useful Ground floor wash rooms, the room has a double glazed window to the side aspect. The suite comprises of a low level WC & hand wash basin.

Living Room 12'0 x 19'2 (3.66m x 5.84m)
The perfect place to relax & unwind, the family living room has a double glazed window to the side aspect and two panel radiators.

Dining Room 10'4 x 19'2 (3.15m x 5.84m)
The generous dining room is an ideal entertaining space. The dining room has double glazed windows to the side and rear aspects, double glazed door to the side aspect leading into the garden and doors opening into the conservatory and garage/storage room. The room also boasts underfloor heating and an air conditioning unit and could also be considered for office space.

Second Cloakroom 3'2 x 4'9 (0.97m x 1.45m)
The second of two ground floor wash rooms has a double glazed window to the side aspect. The suite comprises of a low level WC & hand wash basin.

Conservatory 10'1 x 19'2 (3.07m x 5.84m)
The spacious conservatory is a wonderful place to sit and enjoy views of the garden. The room has double glazed windows to the front and side aspects and patio doors opening into the rear garden. The room further boasts underfloor heating and an air conditioning unit.

Garage / Storage Room 18'11 x 8'6 (5.77m x 2.59m)
The garage / storage room has a double glazed window to the rear aspect and double glazed door to the front aspect, opening to the driveway. The room has light and power.

First Floor Landing 15'3 x 6'2 (4.65m x 1.88m)
The first floor landing has a double glazed window to the side aspect and useful storage cupboard. The landing has doors opening into all five double bedrooms and the family bathroom.

Bedroom One 16'0 x 12'9 (4.88m x 3.89m)
Double bedroom with double glazed window to the rear aspect, panel radiator and access to it's own ensuite shower room

Bedroom one ensuite 9'4 x 6'0 (2.84m x 1.83m)
This modern ensuite shower room serves bedroom one, the room has a double glazed window to the rear aspect and a panel radiator. The suite comprises of a low level WC, hand wash basin and corner shower cubicle.

Bedroom Two 10'7 x 7'11 (3.23m x 2.41m)
Double bedroom with double glazed window to the side aspect, panel radiator and access to it's own ensuite shower room.

Bedroom two ensuite 3'0 x 7'11 (0.91m x 2.41m)
This modern ensuite shower room serves bedroom two, the room has a double glazed window to the side aspect and a panel radiator. The suite comprises of a low level WC, hand wash basin and shower cubicle.

Bedroom Three 13'0 x 7'4 (3.96m x 2.24m)
Double bedroom with double glazed window to the side aspect and panel radiator.

Bedroom Four 8'9 x 9'6 (2.67m x 2.90m)
Double bedroom with double glazed window to the front aspect, panel radiator and built in wardrobe.

Bedroom Five 8'9 x 9'3 (2.67m x 2.82m)
Double bedroom with double glazed window to the front aspect and panel radiator.

Bathroom 6'9 x 5'11 (2.06m x 1.80m)
The family bathroom has a double glazed window to the side aspect and panel radiator. The modern suite comprises of a low level WC, hand wash basin and bath with shower over.

Outside
As you approach the property you will find generous off road parking to both sides of the property. To the right hand side of the home is a driveway for two vehicles leading to the garage/store room and to the left hand side of the home is a further parking area for multiple vehicles and gate offering access to the rear garden. There is also a well kept front garden.

To the rear of the property is a a generous rear garden, made up of a spacious patio with lawn beyond. The garden further benefits from a useful shed and timber framed gazebo (hot tub not included).

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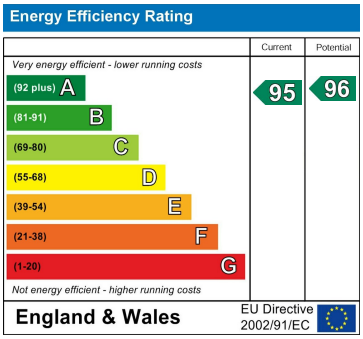
Area Map



Floor Plans



Energy Efficiency Graph



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