



Leggett & James

The Vale of Evesham Property Experts



34 St. Johns Close

, Evesham, WR11 2ER

£285,000



Nestled in the charming area of St. Johns Close, Evesham, this delightful link detached house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this home offers ample space for comfortable living.

On the ground floor there is a cloakroom, living room, dining room, sun room, kitchen and a garage. Whilst on the first floor the three bedrooms are complimented by a modern shower room. Outside there is off road parking, a garage and an attractive enclosed rear garden.

One of the standout features of this property is that it is chain free, allowing for a smooth and straightforward purchasing process.



An obscure double glazed front door opens to:

Entrance Hall

Having radiator, door to cloakroom and door to living room.

Cloakroom

Having an obscure double glazed window to the front, radiator, dual flush low level WC, wall mounted wash hand basin and a chrome radiator towel rail.

Living Room 15'1" x 16'0" (4.61 x 4.89)

Having a double glazed window to the front, two radiators, a feature electric fire in a surround, television point, telephone point and stairs to the first floor. double doors open to:

Dining Room 8'5" x 8'2" (2.58 x 2.51)

Having a radiator, under stairs storage cupboard and openings to the kitchen and the sun room.

Sun Room 7'4" x 6'9" (2.24 x 2.07)

Having double glazed doors to the garden.

Kitchen 15'0" x 6'3" (4.59 x 1.92)

Having a double glazed window to the rear. the kitchen is fitted with a selection of wall and base units with work surfaces and tiled returns. There is a stainless steel sink and drainer, built in electric oven with induction hob and filter hood over and spaces for fridge freezer, washing machine and dishwasher. A door leads to the Garage.

First Floor Landing

Having access to loft space, door to airing cupboard housing the gas fired 'Worcester' combination boiler and doors to:

Bedroom One 12'1" x 8'4" (3.7 x 2.55)

Having a double glazed window to the rear, radiator, built in double wardrobes, television point and telephone point.

Bedroom Two 11'9" x 8'4" (3.59 x 2.55)

Having a double glazed window to the front, radiator, built in double wardrobes, television point and telephone point.

Bedroom Three 7'9" x 6'5" (2.38 x 1.96)

Having a double glazed window to the front and a radiator.

Shower Room 6'5" x 5'2" (1.96 x 1.59)

Having an obscure double glazed window to the rear, radiator, extractor fan and a white suite comprising of a dual flush low level WC, pedestal wash hand basin and a walk in shower with mains shower.

Outside

The front garden is laid to gravel with established planted beds. A shared driveway provides access to a tarmac driveway providing off road parking space and giving access to the Garage: 5.95m x 2.73m (19'6 x 9'0) having doors to the front, power, light, eaves storage, door to rear garden and door to kitchen. the enclosed rear garden has a paved seating area that gives way to a gravelled area with established beds that are well stocked with flowers, shrubs and ornamental trees. There is an outside tap, outside power and a door to the garage.

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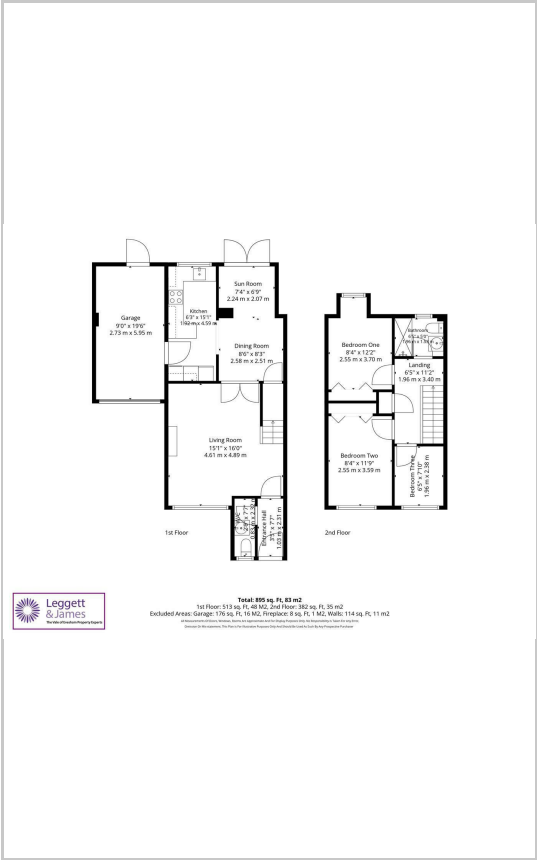
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Area Map



Floor Plans



Energy Efficiency Graph

