

Lambourne Close Evesham - £350,000



- ❖ Contemporary and Spacious
- ❖ Kitchen/Family Room
- ❖ Four Double Bedroom Detached Home
- ❖ Downstairs Cloakroom
- ❖ NHBC Guarantee Remaining
- ❖ Master Bedroom with En-Suite Bathroom

Contemporary and Spacious Four Double Bedroom Detached Home set on the Orchards Development. This Immaculately Presented Family Home is being offered with part NHBC Guarantee remaining. The Accommodation Briefly comprises of Covered Porch, Entrance Hallway, Downstairs Cloakroom, Kitchen/Family Room, Utility Room, Dining Room, Study, Master Bedroom with En-Suite Bathroom, Guest Bedroom with En-Suite Shower Room, Two Further Double Bedrooms and a Family Bathroom. To the Outside of the property there is a Blocked Paved Driveway providing Off Road Parking and Double Garage/Games Room. To the Rear there is an Enclosed Garden. Energy Rating = B



PORCH

Canopied porch with external light and leading to the front door.

ENTRANCE HALL

Stairs leading to the first floor, panel radiator and 'amtico' flooring. Leads to Kitchen/Family Room, Study, Dining Room and Downstairs Cloakroom.

DOWNSTAIRS CLOAKROOM

Obscure double glazed window to the front aspect, low level w/c, pedestal wash hand basin, panel radiator, extractor fan and 'amtico' flooring.

KITCHEN/FAMILY ROOM 32' 5" x 11' 4" (6.43m x 3.53m)

Stylish and contemporary fitted kitchen with wall and base units and worktop over, one and a half bowl sink, draining board, integrated appliances to include fridge/freezer, dishwasher, five ring gas hob with hood over, double oven, double glazed window to the front and rear aspects, 'French' doors leading to the garden, double glazed bay window, tiled flooring and breakfast bar. Opens to the family Space, TV point and panel radiator. Opens to the Utility Room.

UTILITY ROOM 7' 8" x 5' 1" (2.39m x 1.55m)

Double glazed window to the side aspect, range of wall and base units, worktop over, space and plumbing for a washing machine, spaces for further appliances, panel radiator, cupboard with wall mounted boiler and door to the side aspect.

DINING ROOM 11' 2" x 10' 9" (3.4m x 3.33m)

Double glazed window to the front aspect, panel radiator, TV point and understairs storage cupboard.



STUDY 8' 4" x 5' 7" (2.57m x 1.75m)

Double glazed window to the front aspect, panel radiator, telephone point and wood effect flooring.



LANDING

Airing cupboard containing hot water cylinder and access to the loft. Leads to All Bedrooms and Family Bathroom

MASTER BEDROOM 12' 3" x 11' 0" (3.76m x 3.35m) Double glazed window to the front aspect, fitted wardrobes, panel radiator, TV point, telephone point and door to the En-Suite.

EN-SUITE BATHROOM

Obscure double glazed window to the front aspect, white bathroom suite comprising of bath with shower over, low level w/c, pedestal wash hand basin, 'amtico' flooring, panel radiator and extractor fan.

GUEST BEDROOM 11' 2" x 10' 1" (3.4m x 3.07m) Double glazed window to the rear aspect, built in wardrobes, TV point and panel radiator.

EN-SUITE SHOWER ROOM

Double glazed window to the rear aspect, white suite comprising of fully tiled shower cubicle, low level w/c, pedestal wash hand basin, 'amtico' flooring and extractor fan.

BEDROOM THREE 11' 6" x 8' 8" (3.56m x 2.64m) Double glazed window to the rear aspect, fitted wardrobes and panel radiator.

BEDROOM FOUR 12' 1" x 7' 0" (3.71m x 2.11m) Double glazed window to the front aspect and panel radiator.

FAMILY BATHROOM

Obscure double glazed window to the side aspect, white suite comprising of bath with shower over, low level w/c, pedestal wash hand basin, 'amtico' flooring, panel radiator and extractor fan.

FRONT ASPECT

Blocked paved driveway providing off road parking, beds and borders, paved pathway leading to the front door and gated side access to the rear of the property. Double garage/games room.

REAR ASPECT

Enclosed by brick walls this attractive garden has a patio area, central lawn area with edging borders, canopied veranda seating area, outside cold water tap and courtesy lighting.

DOUBLE GARAGE/GAMES ROOM

With two up and over doors having been plastered and insulated to provide a useful space currently being used as playroom/workshop, lights and power points and wood effect flooring. 'French' doors to the side aspect and loft space.





SITUATION

Evesham is a growing rural market town in the Local Authority District of Wychavon, and the County of Worcester. It is located roughly equidistant between Worcester, Cheltenham and Stratford-upon-Avon, and within easy reach of the Cotswolds, The Malvern Hills and the Forest of Dean. For more information on the town and its services visit www.eveshamtown.co.uk

Evesham is in the heart of the country with good access to the motorway and trunk road network to get to all parts of the UK, and is on the main rail line to London and Paddington, via Oxford and Reading, and with journey times of less than two hours.

With our growing interest in local produce, the Vale of Evesham has recently been rediscovered for its excellent asparagus, orchard fruits, especially plums, and the wide range of freshly grown horticultural produce, with many local pubs and restaurants making the most of locally sourced high quality produce.

TENURE

We understand the property is for sale 'Freehold'. Purchasers should obtain confirmation of this through their solicitors prior to exchange of contracts.

COUNCIL TAX BAND

Currently tax band 'F' this is subject to change during the conveyance if the property has been extended since 1st April 1991



ANTI MONEY LAUNDERING

We are now required by HM customs and excise to verify the identity of all purchasers and vendors as such should you wish to proceed with the purchase of this or any other property two forms of identification will be required. Further information is available from our office

NB:

Whilst we endeavour to make our sale's details accurate, if at any point there is anything of particular importance to you, please contact us and we will be pleased to check the information. Please do so if you're travelling some distance to view the property. These particulars are not to form part of the sale contract and may be subject to errors and/or omissions. The agents did not verify the property's structural integrity, ownership, tenure, acreage, planning/building regulations, status, square footage or the availability/operation of services and/or appliances. The property is sold subject to any rights-of-way, public footpaths, wayleaves, covenants and any other issues or planning/building regulation matters which may affect the legal title. Prospective purchasers must satisfy themselves as to the particulars correctness and should seek legal validation of all matters prior to expressing any formal intent to purchase. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale contract. No person in this firm's employment has the authority to make or give any representation or warranty in any respect



Total area: approx. 1369.3 sq. feet

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