



# Leggett & James

The Vale of Evesham Property Experts



## 3 Cypress Close

, Evesham, WR11 1YX

Asking Price £425,000



\*\*\*FIVE BEDROOM DETACHED FAMILY HOME BOASTING A SPACIOUS & MODERN KITCHEN/DINER, FOUR BATHROOMS, GROUND FLOOR ENSUITE BEDROOM AND A GENEROUS CORNER PLOT\*\*\*

This beautiful detached family home boasts five bedrooms, four modern bathrooms (3 ensuite shower rooms), a show stopping kitchen/diner to the rear. The home occupies a generous corner plot.

The property offers the unique opportunity to acquire a property with a ground floor double bedroom with it's own ensuite shower room, perfect for an elderly relative, teenager who needs their own space or alternatively the room would be used for a number of other purposes such as a play room or designated work from home space.



### The Property

Upon arrival at the home you will find a generous driveway for multiple vehicles leading to the garage and front door of the home. To the left hand side of the property is a useful side gate offering access to the rear garden.

The spacious ground floor comprises: entrance hall, ground floor WC, living room, kitchen/diner, utility room, bedroom four, ensuite shower room.

The first floor comprises: first floor landing, four well proportioned bedrooms (two with ensuite shower rooms) and the family bathroom.

The property further benefits from gas central heating, double glazing throughout and a generous, well kept rear garden.

Tenure - Freehold  
Council Tax Band - F

#### Entrance Hall 7'1 x 6'4 (2.16m x 1.93m)

The welcoming entrance hall has doors opening into the living room and ground floor WC. The entrance hall has a panel radiator and stairs rising to the first floor.

#### Ground Floor WC 3'4 x 7'8 (1.02m x 2.34m)

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 and corner hand wash basin.

#### Living Room 14'8 x 18'7 (4.47m x 5.66m)

The perfect place to relax and unwind, the family living room has a double glazed bay window to the front aspect, panel radiator and gas fireplace with decorative surround.

#### Kitchen Diner 26'3 x 10'1 (8.00m x 3.07m)

The show stopping and modern kitchen/diner has been created by the current owners, encompassing what used to be a kitchen/breakfast room and separate dining room, now making a wonderful space for those that like to entertain. The room has two double glazed windows to the rear aspect, double glazed sliding doors leading to the rear garden and two modern panel radiators.

The modern kitchen comprises of a range of wall & base units, a range of built in appliances including electric oven, induction hob, dishwasher & sink as well as space for an 'American style' fridge freezer.

#### Utility Room 7'6 x 8'4 (2.29m x 2.54m)

The useful utility room has a double glazed window to the side aspect, panel radiator, wall & base units to match the kitchen, sink and under counter space for a washing machine and tumble dryer.

#### Bedroom Four (Ground Floor Bedroom) 9'6 x 12'8 (2.90m x 3.86m)

Double bedroom with double glazed window to the rear aspect and panel radiator. The room is ideal for those that require a ground floor bedroom with access to it's own modern ensuite shower room, or alternatively could be used for a number of other purposes such as a play room or work from home space.

#### Ensuite Shower Room (Ground Floor Ensuite) 9'7 x 2'6 (2.92m x 0.76m)

This beautiful and modern ensuite shower room has a double glazed window to the front aspect and panel radiator. The suite comprises of a low level WC, hand wash basin and spacious shower cubicle.

#### First Floor Landing 8'2 x 10'9 (2.49m x 3.28m)

The first floor landing and has doors opening to all four first floor bedrooms and the family bathroom.

#### Bedroom One 20'0 x 10'10 (6.10m x 3.30m)

The main bedroom is generous in size, measuring an impressive 20'0 x 10'10. The room is light & bright with two double glazed windows to the rear aspect, has two panel radiators and access to it's own modern ensuite shower room.

#### Ensuite Shower Room (ensuite to bedroom one) 9'7 x 4'3 (2.92m x 1.30m)

The modern ensuite shower room has a double glazed window to the front aspect. The suite comprises of a low level WC, hand wash basin, shower cubicle and heated towel rail.

#### Bedroom Two 11'7 x 13'1 (3.53m x 3.99m)

Double bedroom with double glazed window to the front aspect, panel radiator and access to it's own modern ensuite shower room.

#### Ensuite Shower Room (ensuite to bedroom two)

The modern ensuite shower room comprises of a low level WC, hand wash basin, shower cubicle and heated towel rail.

#### Bedroom Three 7'2 x 17'4 (2.18m x 5.28m)

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

#### Bedroom Five / First Floor Study 7'11 x 8'1 (2.41m x 2.46m)

Bedroom with double glazed window to the front aspect and panel radiator. For those that don't require a fifth bedroom, the room is currently set up as a generous home office/study space.

#### Bathroom 7'10 x 5'5 (2.39m x 1.65m)

The modern family bathroom has double glazed window to the rear aspect. The suite comprises of a low level WC, hand wash basin, bath with shower over & shower screen and a heated towel rail.

#### Garage 7'4 x 10'4 (2.24m x 3.15m)

The garage has light, power, an electric roller door to the front aspect and door to the rear leading into the utility room.

### Outside

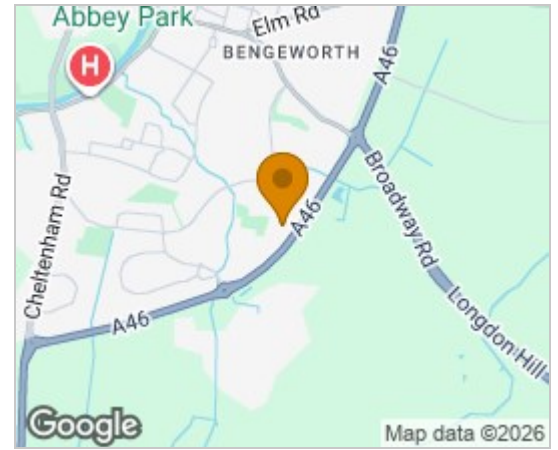
As you approach the home you will find a generous driveway for multiple vehicles leading to the garage and front door of the home. To the left hand side of the property is a useful side gate offering access to the rear garden.

To the rear of the property you will find a spacious rear garden which makes the most of the generous corner plot. The garden has a patio leading onto a well kept lawn.

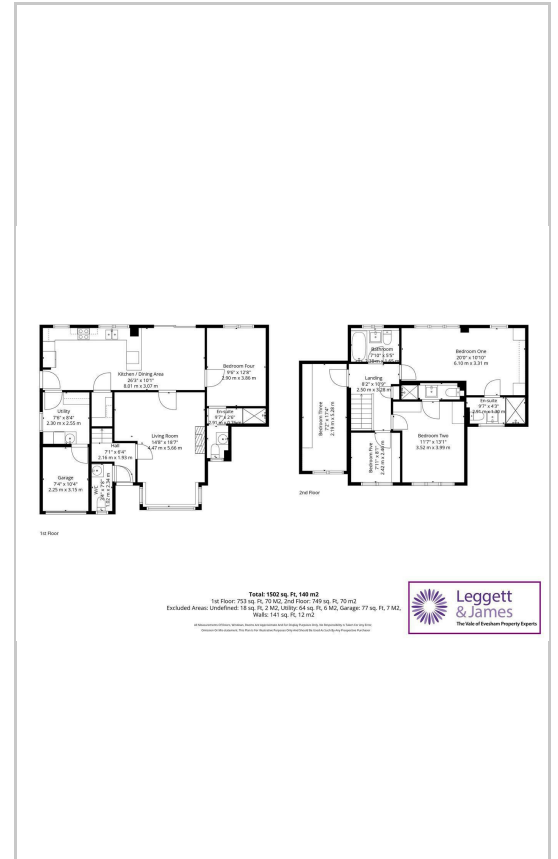
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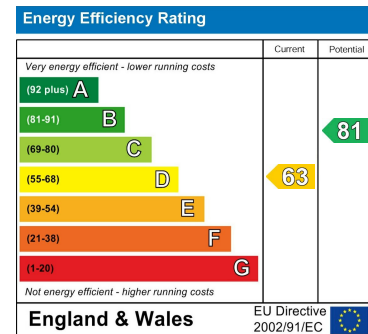
## Area Map



## Floor Plans



## Energy Efficiency Graph



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