



# Leggett & James

The Vale of Evesham Property Experts



## Hedworth Arrow End

, North Littleton, WR11 8QU

Asking Price £475,000



\*\*\*WELL PRESENTED THREE BEDROOM VILLAGE BUNGALOW OCCUPYING AN ENVIABLE CORNER PLOT AND LOCATED WITHIN A PEACEFUL & IDYLIC VILLAGE CUL-DE-SAC\*\*\*

This well presented three bedroom bungalow occupies an enviable corner plot within a peaceful and idyllic village cul-de-sac. The property has an abundance of off road parking, both single and double garages and an additional gated parking area ideal for securely housing a caravan, boat or motor home.



### The Property

Once inside the property the accommodation comprises: entrance hall, extended lounge/diner with cosy log burner, modern kitchen/breakfast room, garden room, three well proportioned bedrooms, elegant main bathroom and ensuite shower room to the first guest bedroom.

The property further benefits from gas central heating, double glazing throughout and a show stopping mature and private garden to the side and rear of the property.

Tenure- Freehold  
Council Tax Band - D

### Entrance Hall

A double glazed door opens into welcoming entrance hall which has doors offering access to the the extended lounge/diner, all three well proportioned bedrooms and the modern bathroom. The entrance hall has a useful storage cupboard and a panel radiator.

### Lounge/Diner 24'1 x 20'10 (7.34m x 6.35m)

At the heart of the home is this wonderfully and thoughtfully extended living and dining room, ideal for those that like to entertain. Light cascades through the double glazed sliding doors and windows to the rear, that connect the home with the private outdoor gardens. The room has a feature log burner, perfect for those cosy evenings and three panel radiators.

### Kitchen/Breakfast Room 17'0 x 8'0 (5.18m x 2.44m)

The light and airy kitchen/breakfast room has a panel radiator, double glazed windows to the front and side aspects and a double glazed door offering access to the mature gardens. The modern kitchen has a range of wall & base units, electric 'eye level' oven, induction hob and space for a dishwasher, washing machine, fridge freezer and microwave. Double glazed double doors lead to the lovely garden room.

### Garden Room 12'10 x 8'0 (3.91m x 2.44m)

Enjoy a view of the private and mature gardens from the classy garden room. The versatile room can be used for a number of different purposes, whether it's a designated dining room, a work from home space or just somewhere to unwind and relax, the possibilities are endless. The room has an electric heater, double glazed windows to the side and rear and double glazed patio doors leading to the rear patio.

### Bedroom 1 11'0 x 10'0 (3.35m x 3.05m)

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

### Bedroom 2 10'0 x 9'1 (3.05m x 2.77m)

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

### Ensuite Shower Room

The ensuite shower room services the first guest bedroom. The suite consists of a low level WC, hand wash basin and shower cubicle.

### Bedroom 3 10'0 x 8'0 (3.05m x 2.44m)

Double bedroom with double glazed window to the front aspect, panel radiator and useful storage cupboard.

### Bathroom 7'0 x 6'0 (2.13m x 1.83m)

The modern & elegant bathroom has an obscured window to the side aspect and heated towel rail. The suite consists of a low level WC, hand wash basin, bath and shower cubicle.

### Single Garage 16'0 x 8'1 (4.88m x 2.46m)

The single garage has light, power, a traditional 'up and over' garage door to the front aspect and window and personnel door to the rear, which opens to the rear garden.

### Double Garage 19'1 x 18'0 (5.82m x 5.49m)

The detached double garage has light, power and a traditional 'up and over' garage door to the front aspect.

### Outside

The property is located within an enviable corner plot. To the front of the property you will find an abundance of off road parking with an attached single garage to the left hand side of the property and a detached double garage to right hand side of the property. Between the property and the double garage are double gates offering access to a separate gated area ideal for securely housing a caravan, boat or motor home.

To the side and rear are mature and established private gardens with a large paved patio, an area of lawn, planted borders and shrubs.

### Referrals

We routinely refer to the below companies in connection with our business. It is your decision whether you choose to deal with these. Should you decide to use a company below, referred by Leggett & James Ltd, you should know that Leggett & James Ltd would receive the referral fees as stated. Team Property Services £100 per transaction on completion of sale and £30 of Love2Shop vouchers on completion of sale per transaction.

### Digital Photography Disclaimer

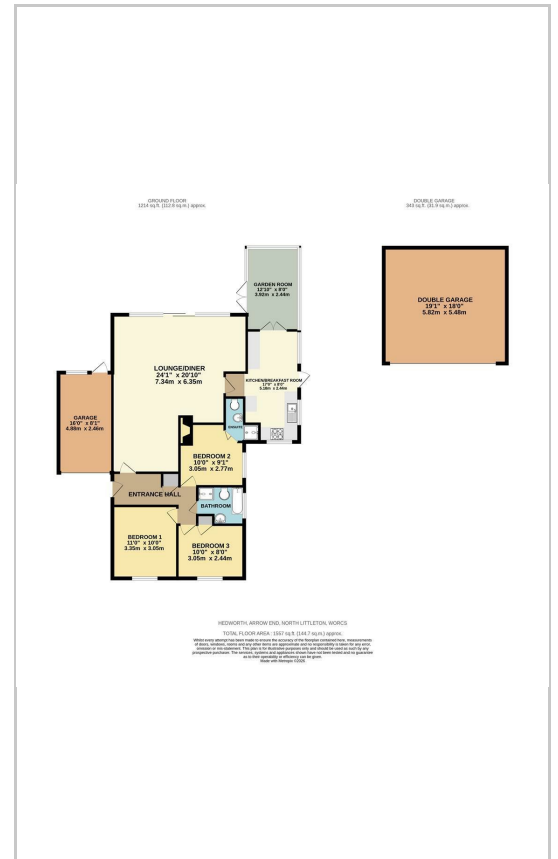
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"Where aerial or drone imagery is used, this is undertaken in compliance with Civil Aviation Authority (CAA) regulations. Images are captured from a lawful vantage point and are intended to showcase the property and its setting only."

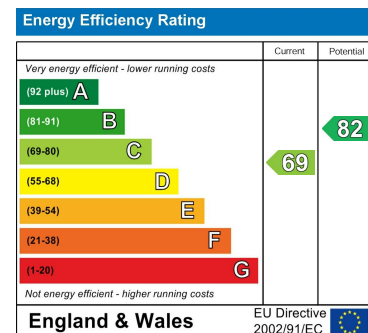
## Area Map



## Floor Plans



## Energy Efficiency Graph



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