Leggett & James
The Vale of Evesham Property Experts



14 Brooklands Drive

, Evesham, WR11 2SH

Asking Price £285,000

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BEAUTIFULLY PRESENTED MODERN THREE STORY, THREE DOUBLE BEDROOM HOME NESTLED WITHIN A POPULAR & PEACEFUL CUL-DE-SAC

This modern three story home boasts three double bedrooms, a sociable & modern kitchen/diner, useful garage and ensuite shower room to the main bedroom.







The Property
Upon arrival at the property you will appreciate its position at the end of a peaceful cul-de-sac. At the front of the property is a well maintained front garden with pathway leading to the front door. To the side of the property is a useful gate offering access to the rear garden. You will also find the garage with off road parking Infront.

The spacious ground floor comprises: entrance hall, ground floor WC, kitchen/diner, utility cupboard, family living room.

The first floor comprises: first floor landing, two double bedrooms, family bathroom.

The second floor comprises: double bedroom, ensuite shower room.

The property further benefits from gas central heating and double glazing throughout.

Tenure - Freehold
Council Tax Band - C
Development maintenance fee - £259.27 Per Year

Entrance Hall 3'8 x 8'6 (1.12m x 2.59m)
The welcoming entrance hall makes a great first impression for the home. The entrance hall has a panel radiator and stairs rising to the first floor accommodation.

Ground Floor WC 2'11 x 5'3 (0.89m x 1.60m)
The useful ground floor WC has a double glazed window to the front aspect. The suite comprises of a low level WC and hand wash basin.

Kitchen Diner 10'11 x 15'6 (3.33m x 4.72m)
The modern kitchen/diner is a great entertaining space, with double doors opening into the living room. The room has a double glazed window to the front aspect, panel radiator and useful utility cupboard with space for a washing machine and tumble dryer. The modern kitchen has a range of wall & base units, sink with drainer and a range of built in appliances including a fridge freezer, dishwasher, oven & hob.

Living Room 14'3 x 12'0 (4.34m x 3.66m)
The perfect place to relax and unwind... The family living room has double glazed patio doors opening onto the rear garden and a panel radiator.

First Floor Landing 6'3 x 9'8 (1.91m x 2.95m)
The first floor landing has doors opening into bedrooms 2 & 3 and the family bathroom, as well as stairs rising to the second floor accommodation.

Bedroom Two 12'0 x 12'4 (3.66m x 3.76m)
Double bedroom with two double glazed windows to the front aspect, panel radiator and useful built in wardrobes.

Bedroom Three 14'3 x 9'0 (4.34m x 2.74m)
Double bedroom with double glazed window to the rear aspect and panel radiator.

Bathroom 6'10 x 5'9 (2.08m x 1.75m)
The family bathroom has an obscured double glazed window to the side aspect and heated towel rail. The modern suite comprises of a low level WC, hand wash basin, bath with shower over and shower screen.

Bedroom One 14'3 x 15'9 (4.34m x 4.80m)
Double bedroom with double glazed window to the front aspect, panel radiator and useful built in wardrobes. The bedroom also has access to its own ensuite shower room.

Ensuite Shower Room 6'1 x 7'0 (1.85m x 2.13m)
The ensuite shower room has a 'Velux' style window to the rear aspect and heated towel rail. The modern suite comprises of a low level WC, hand wash basin and corner shower.

Garage 17'0 x 8'6 (5.18m x 2.59m)
The useful garage and a traditional 'up and over' style garage door to the front aspect. The garage benefits from having both light and power.

Outside
As you approach the property you will appreciate its position at the end of a peaceful cul-de-sac. At the front of the property is a well maintained front garden with pathway leading to the front door. To the side of the property is a useful gate offering access to the rear garden. You will also find the garage with off road parking Infront.

To the rear of the property is a pretty and spacious garden, the garden has a patio with lawn beyond and lovely planted borders.

Digital Photography Disclaimer
“All photographs, video footage and marketing imagery are produced for the purpose of property marketing. Care is taken to ensure that images focus on the subject property; however, neighbouring properties, land and surroundings may be visible. No intention is made to intrude on privacy and all media is captured in accordance with applicable laws and regulations.”

“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.”

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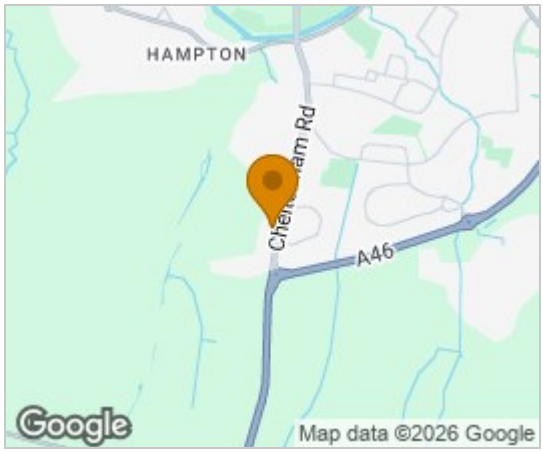
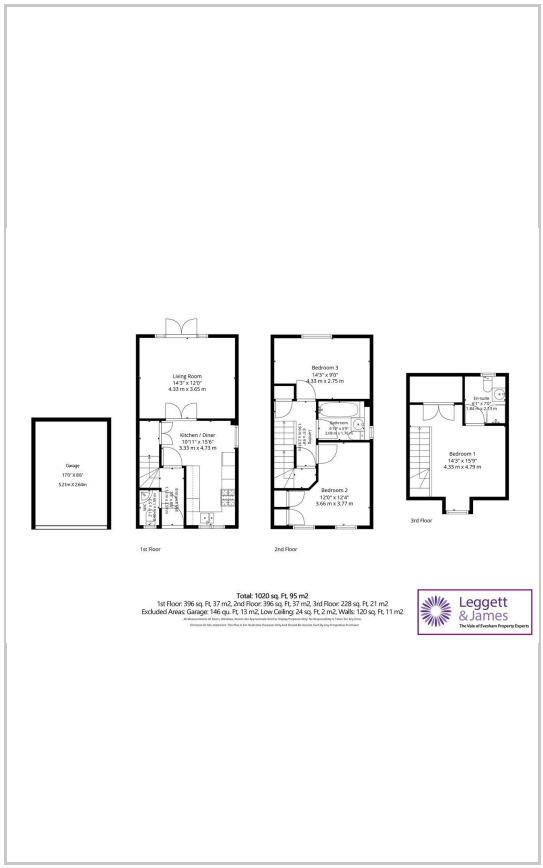
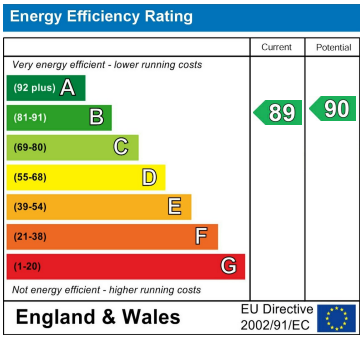
Area Map



Floor Plans



Energy Efficiency Graph



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