Leggett & James
The Vale of Evesham Property Experts



41 Drysdale Close

Wickhamford, Wickhamford, WR11 7RZ

Asking Price £297,950

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Set in a fantastic generous corner plot, this semi detached bungalow is a great example as it is offered in lovely condition by the current owner, who has created a delightful village home.

There are two double bedrooms, along with a living room with an open plan garden room, a stylish modern kitchen, utility and a bathroom. Outside there is off road parking, a detached garage and an enviable southerly facing rear garden.

Viewing of this genuinely excellent property is highly recommended to appreciated all that is on offer.







Entrance Hall
A double glazed multi lever door opens to the hall, which has a panel radiator, a telephone point, access to the loft space and a useful built in store cupboard. Doors to:

Living Room 13'9 x 10'8 (4.19m x 3.25m)
having a feature coal effect gas fire, TV aerial point, a door to the kitchen and open to:

Dining Sitting Room 9'8 x 6'5 (2.95m x 1.96m)
with twin double glazed doors opening to the rear garden and a panel radiator.

Kitchen 9'2 x 8'9 (2.79m x 2.67m)
having a double glazed window to the side and fitted with a modern range of cupboards, drawers and work surfaces which include a single drainer sink. There is a cooker point, space for a fridge and a wall mounted gas central heating boiler. There is also a useful pantry cupboard and an arch to:

Lean to Utility 9' x 5'2 (2.74m x 1.57m)
This purpose built addition creates utility space with plumbing for a washing machine, space for a tumble dryer and twin double glazed doors to the rear garden.

Bedroom One 11'2 x 10'5 (3.40m x 3.18m)
having a double glazed window to the front and a panel radiator.

Bedroom Two 8'9 x 8'5 (2.67m x 2.57m)
having a double glazed window to the front and a panel radiator.

Bathroom
with an obscure double glazed window to the side and fitted with a modern white suite comprising a low level WC, a pedestal wash basin and a panel bath with a tiled surround and a hot water shower, which enjoys the benefit of a pump for those refreshing showers. There is also a wall mounted chrome heated towel rail.

Outside
The property stands in a generous corner plot with plenty of space to the front which is laid out to lawn and decorative areas that run up to the driveway, which provides off road parking and gives access to the Garage: with an up and over door, power, lighting and a side door. There is also a gate that opens to the rear garden.

The enclosed rear garden is a particular feature, as it is secluded and enjoys a favourable southerly facing aspect, with lawn, patio and well stocked borders. There is also a useful timber shed.

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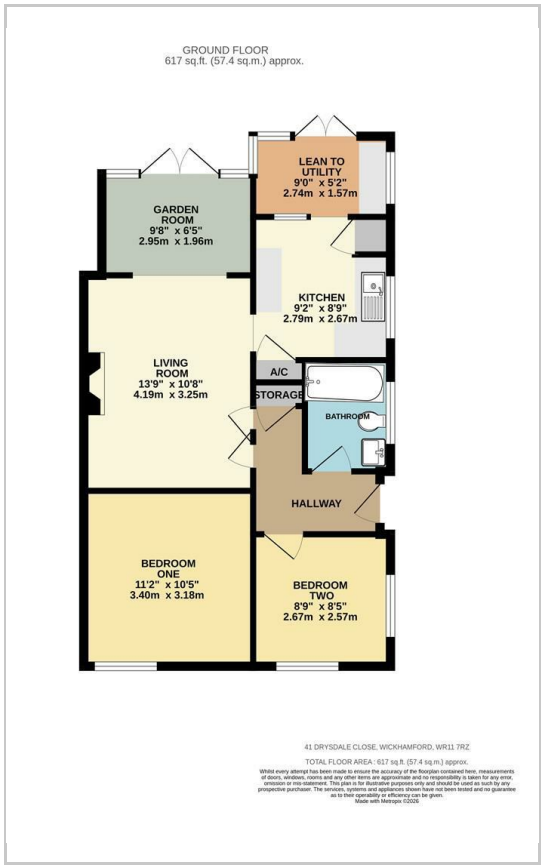
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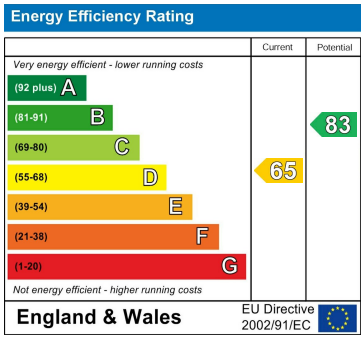
Area Map



Floor Plans



Energy Efficiency Graph



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