Leggett & James

The Vale of Evesham Property Experts



15 Tamar Place

Evesham, Worcs, WR11 3FD

Asking Price £375,000

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Set in a cul de sac within the ever popular Cotswold Rise development, this handsome detached house has been well maintained and updated, creating the perfect modern home.

The well appointed accommodation enjoys a master bedroom with ensuite, two further double bedrooms, a living room with a wood burning stove, dining room, a generous garden room and a dining room.

Outside offers plenty of off road parking, a single garage and a delightful mature rear garden which is the perfect place to sit and relax.







Reception Hall
standing under a canopy porch, the double glazed front door opens to the reception hall which enjoys a decorative tiled floor, a radiator, stairs to the first floor and doors leading off to:

Cloakroom
having an obscure double glazed window to the front, a radiator and a modern white low level WC with a matching wash basin.

Living Room 17'5 x 10'2 (5.31m x 3.10m)
with double glazed windows to the front, two radiators, a TV connection and a feature fireplace with an inset wood burning stove. A double glazed door opens to:

Garden Room 22'3 x 13'7 (6.78m x 4.14m)
with double glazed windows and doors opening to the rear garden, a radiator and lighting. There is also a further door which leads to the kitchen.

Kitchen 14'3 x 8'3 (4.34m x 2.51m)
having a double glazed window to the rear and fitted with a stylish modern range of gloss white cupboards and drawers all complemented by marble effect work surfaces. There is a single drainer sink with mixer tap, a four ring gas cooker hob with extractor hood above and an eye level oven and grill. There is also a useful built in cupboard, a wall mounted gas boiler, radiator and plumbing for a washing machine and dishwasher.

Dining Room 10' x 7'11 (3.05m x 2.41m)
with two double glazed windows to the front and a radiator.

First Floor Landing
having access to the loft and an Airing Cupboard with a foam lagged cylinder and shelving.

Bedroom One 17'5 x 10'7 (5.31m x 3.23m)
with double glazed windows to the front and rear, two radiators and a built in double wardrobe. Door to:

Ensuite
this refurbished room enjoys a modern white suite comprising a low level WC, a vanity wash basin and a shower cubicle with a hot water shower.

Bedroom Two 9'5 x 9'2 (2.87m x 2.79m)
with a double glazed window to the front, a radiator and a built in double wardrobe.

Bedroom Three 11'2 x 7'2 (3.40m x 2.18m)
having a double glazed window to the rear, radiator and a built in wardrobe.

Shower Room
with two obscure double glazed windows to the front and refurbished with a modern white suite comprising a low level WC, a pedestal wash basin and a walk in double shower enclosure, which enjoys a glass splash screen, a hot water shower and complemented by vinal panels.

Outside
The property enjoys a favourable plot with an area of planted front garden and a driveway to the side, which offers plenty of off road parking and giving access to the Garage: 18'3 x 8'7 with an up and over door, power and lighting.

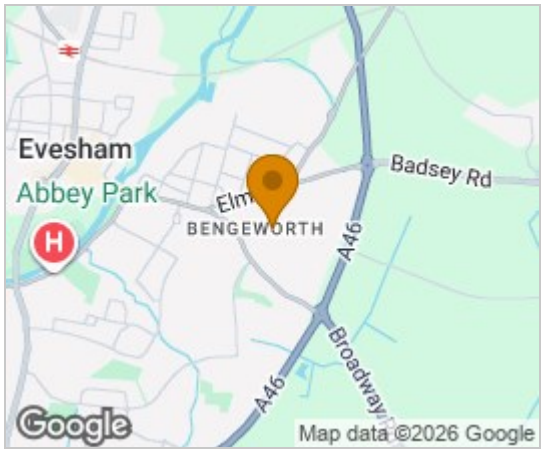
A gated side access opens to the delightful enclosed rear garden, which is a perfect place to relax and entertain in, with the lawn edged by patio at the rear of the house and a wide terrace at the far end, with a pergola frame running along it.

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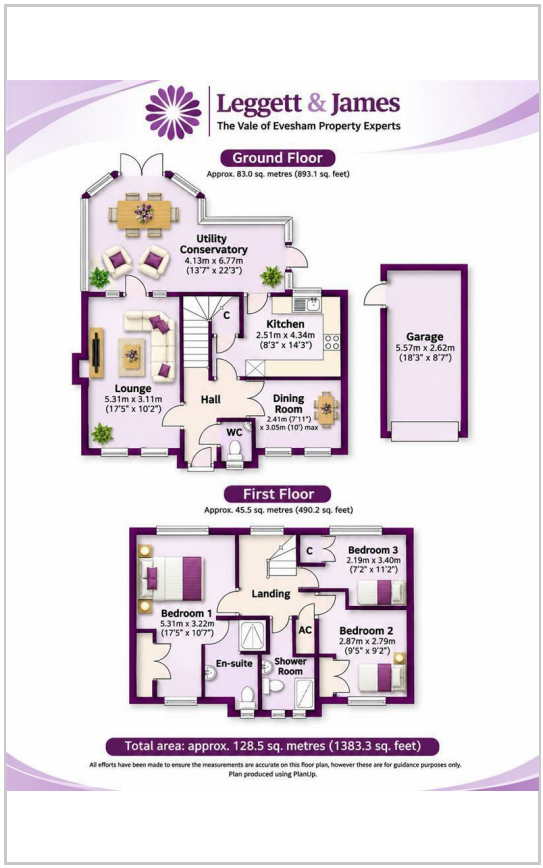
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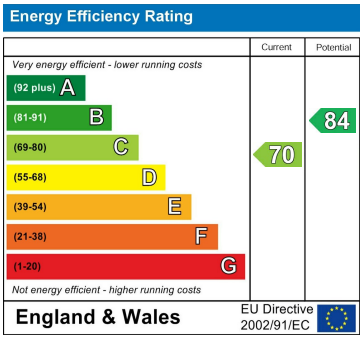
Area Map



Floor Plans



Energy Efficiency Graph



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