



3 Lodge Park Drive,
Evesham, Worcestershire, WR11 3JY

£545,000

- Handsome Detached Property
- Occupying an Envidable Plot
- Four Bedrooms Two with En Suite
- Three Reception Rooms
- Open Plan Kitchen
- Utility & Cloakroom
- Double Garage, Driveway & Gardens
- Viewing Highly Recommended. EPC B



**Gusterson Palmer
& James**

The Vale of Evesham Property Experts

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7 Merstow Green, Evesham, Worcestershire, WR11 4BD



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Directions From Evesham High Street proceed in a southerly direction along Abbey Road to the river bridge, turning left onto Waterside. Follow this road to a T junction, bearing right here onto Port Street. At a roundabout turn left into Elm Road and continue along before turning left into Offenham Road. Follow this road, over a roundabout before turning left into a lane, The Parks, where Lodge Park Drive is the first left turn. The property can be located, second on the left.

This handsome detached property built by Redrow Homes, is a 'Richmond' design and enjoys well appointed accommodation throughout, which comes with the extra features and touches you expect from this particular developer. The property occupies an enviable plot with a southerly facing rear aspect. The property has accommodation comprising a reception hall, living room, dining room, family room, cloakroom, an open plan kitchen, utility, master suite with en suite, a guest bedroom with en suite, two further double bedrooms, family bathroom, off road brick paved parking and a double garage. The property also benefits from solar panels.

The historic market town of Evesham sits on the banks of the river Avon and provides for schools of all ages, leisure and shopping amenities along with the art deco Regal Cinema. The Vale of Evesham is ideally placed for anyone looking to commute, as the area enjoys excellent road links and a mainline train station to London Paddington and the larger centres of Worcester, Cheltenham and Stratford upon Avon all within 15 miles.

Standing under a feature canopy porch the front door opens to a **Reception Hall**: with an inset foot mat, panel radiator, two useful store cupboards, stairs to the first floor and doors leading off. Cloakroom: having a panel radiator, inset spotlighting and a white low level with a wall mounted wash hand basin.

Living Room 16'10 x 13'0 (5.13m x 3.96m): having a double glazed bay window to the front, panel radiator, television point and a decorative illuminated fireplace.

The rear of the property is segmented but open plan with a family room, kitchen and dining room flowing through each other.

Family Room 12'8 x 11'6 (3.86m x 3.51m): with twin double glazed sliding doors to the rear garden, panel radiator, television point, inset spotlighting and 'Amtico' flooring that also continues to the kitchen and dining room.

Kitchen 15'5 x 13'9 (4.7m x 4.19m): having a double glazed window to the rear and inset ceiling spotlighting. The kitchen enjoys a stunning well equipped range of shaker style cupboards and drawers all complemented by granite work surfaces. An array of appliances include a 6 ring cooker hob with extractor hood above, a full size wine fridge, dishwasher and a raised 'Siemens' oven with a further combination 'Siemens' oven/microwave above. The kitchen cupboards include pull out drawers, a pull out bin store and a twin bowl sink with mixer tap which includes a boiling water tap. A further feature is an integral double fridge and double freezer.

Dining Room 11'2 x 10'11 (3.4m x 3.33m): with twin double glazed sliding doors to the rear garden, inset spotlights and a panel radiator. Door to:

Utility Room: having an obscure double glazed door to the side, a panel radiator, inset spotlighting and further matching cupboards and work surfaces to the kitchen, plumbing for a washing machine and tumble dryer. There is also a useful bin store cupboard and an internal door to the garage.

First Floor Landing: the large galleried landing has a double glazed window to the front, panel radiator, access to the part boarded loft space with lighting. The airing cupboard contains a pressurised hot water cylinder. Doors to:

Bedroom One 14'5max 12'11min x 12'5 (4.39m 3.94mx 3.78m): having a double glazed bay window to the front, television point, panel radiator, power points with USB sockets and doors to the en suite and **Dressing Room**: fitted with shelving, hanging rails, storage and lighting. **En Suite**: with an obscure double glazed window to the side, a chrome heated towel rail, inset spotlighting and a stylish modern suite comprising of a low level WC, a twin bowl vanity unit with storage below, electric shaver point and a wide walk in shower enclosure with tiled surround, glass splash screen and overhead shower rose.

Bedroom Two 12'2 x 11'6max 9'6min (3.71m x 3.51m 2.9m): with a double glazed window to the rear, panel radiator and a range of fitted wardrobes. Door to the **En Suite**: having an obscure double glazed window to the rear, chrome heated towel rail and a white suite comprising of a low level WC, vanity wash hand basin with storage and a double shower with sliding glass door and a tiled surround.

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Bedroom Three 11'6 x 9'0 (3.51m x 2.74m) plus 6'8 x 5'5 (2.03m x 1.65m): having a feature walk in bay window to the front and a panel radiator.

Bedroom Four 12'2 x 10'0 (3.71m x 3.05m): with a double glazed window, panel radiator and a free standing double wardrobe.

Bathroom: having an obscure double glazed window to the rear, inset spotlighting, heated towel rail and a ceramic tiled floor. The white suite comprises of a low level WC, panel bath with tiled splash return and a shower mixer tap, a vanity wash hand basin with storage and a walk in shower enclosure with a glass splash screen.

Outside: The property enjoys a favourable plot with the front set out to brick paving, which creates off road parking and access to the **Double Garage 17'9 x 16'5 (5.41m x 5m):** with an up and over door, power, lighting, an electric car charging point and an internal door. A gated side entry opens to the rear garden. The rear of the property provides an enviable Southerly facing aspect and has been designed and stocked by the owners, who have created a perfect space for outdoor entertaining or relaxing, with paved terracing and a pathway enclosing the lawn. The borders that edge the garden are already established, having been planted and stocked with an interesting variety, flowers, plants and shrubs. There is also a timber built summer house, water tap and power supply.



This computer generated image is not to scale and is to show approximate room layouts. All furnishings and removable fittings are for illustration purposes only and do not form part of the contract.

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VIEWING By prior appointment through the agents. While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact our office when we will be pleased to confirm the position and continuing availability for you, particularly if you contemplate travelling some distance to view the property

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