



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

£395,000

- Stunning Detached Modern Home
- Open Plan Kitchen Dining Room
- Living Room
- Cloakroom & Utility
- Three Double Bedrooms En Suite to Master
- Family Bathroom
- Off Road Parking & Garage
- Viewing Highly Recommended. EPC B



**Gusterson Palmer
& James**

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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 onto Elm Road and continue along before turning left into Offenham Road at a mini roundabout. Follow this road over a further roundabout before turning first left into a slip road, where Lodge Park Drive is the first left turn. The property can be found along on the right hand side.

Built by Redrow Homes, this stunning example offers a detached modern home, which incorporates the character and features of a traditionally designed property. Viewing of this most comfortable of homes is recommended to appreciate all that is on offer. The property has accommodation comprising a reception hall, living room, an open plan kitchen dining room, cloakroom, utility, master suite with en suite, two further double bedrooms, family bathroom, off road parking and a garage.

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 an open decorative porch, the composite double glazed front door opens to the **Reception Hall**: having a panel radiator, stairs to the first floor with useful cupboard space below. The floor offers ceramic tiling which continues into the kitchen dining room and utility, all enjoying underfloor heating with thermostats.

Living Room 15'8 x 11'4max 9'11min (4.78m x 3.45m 3.02m): having a double glazed bay window to the front, television point, telephone point and an open fireplace with a decorative stone surround.

Kitchen Dining Room 21'7 x 11'3 (6.58m x 3.43m): this feature open plan space is the heart of this home having a double glazed window to the rear and double glazed bi-fold doors to the rear garden. There are inset ceiling spotlights, a panel radiator and a built in store/cloaks cupboard. This stunning well equipped kitchen is complemented by granite work surfaces which incorporate the sink which enjoys a steam hot water mixer tap and a 'Siemens' four ring electric cooker hob with a granite splash return and an extractor hood above. An array of appliances include a fridge freezer, dishwasher and a 'Siemens' raised oven with combination microwave oven set above. Door to:

Utility Room 6'10 x 5'9 (2.08m x 1.75m): with a double glazed door to the rear garden, plumbing for a washing machine, space for a tumble dryer and further matching cupboards and granite work surfaces to the kitchen.

Cloakroom: having an obscure double glazed window to the side, panel radiator and a modern white suite comprising of a low level WC with a wall mounted wash basin. The room is further complemented by decorative wall tiling.

First Floor Landing: having access to the loft space with a useful ladder, a built in linen cupboard with shelving. Doors to:

Bedroom One 12'11 x 11'2 (3.94m x 3.4m): with a double glazed bay window to the front, panel radiator, television point and a range of fitted 'Lloyds' wardrobes. Door to the **En Suite**: having an obscure double glazed window to the side, inset spotlights, decorative wall and floor tiles along with a chrome heated towel rail. The modern white suite comprises of a low level WC, wash hand basin with mixer tap and a double walk in shower with sliding glass doors.

Bedroom Two 11'0 x 10'4 (3.35m x 3.15m): having a double glazed window to the rear, panel radiator, television point and a range of fitted 'Lloyds' wardrobes.

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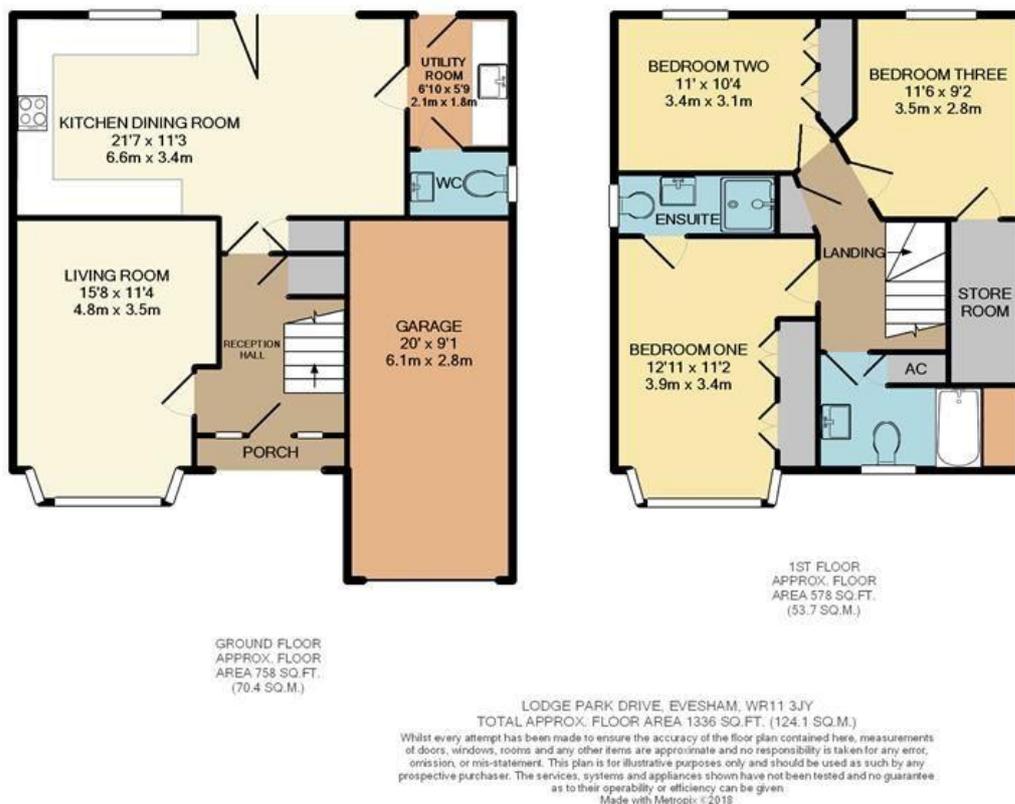
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Bedroom Three 11'6 x 9'2 (3.51m x 2.79m): with a double glazed window to the rear, panel radiator, television point, telephone point and a door opening to a **Store Room:** having lighting and an access door to further loft storage.

Bathroom: having an obscure double glazed window to the front, inset ceiling spotlights, a chrome heated towel rail and an airing cupboard housing the hot water system and shelving. The room enjoys a modern white suite comprising of a low level WC, wall mounted wash basin, electric shaver point and a panel bath with a tiled surround, glass splash screen and a hot water shower all complemented by attractive ceramic wall and floor tiling.

Outside: To the front of the property is a garden set out to lawn with a driveway providing off road parking and access to the **Garage 20'0 x 9'1 (6.1m x 2.77m):** with an up and over door, power and lighting. A gated side access opens to the rear garden. The garden is enclosed by wood panel fencing and has been landscaped to create a wide paved patio terrace running along the rear of the house, whilst the raised lawn is edged by timber sleepers.



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.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Only the items specifically mentioned in the particulars are included in the sale price. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

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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