



St. James Close | Harvington | Evesham | WR11 8PZ

**Offers Over £450,000**

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COOPER & CO

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## Key features

- Four Bedroom Detached Home
- Sought after Village Location
- Versatile Living
- Open Plan Kitchen Dining Room
- Living Room with Feature Fireplace
- Family Bathroom, Downstairs WC and En-Suite
- Off Road Parking
- Private Rear Garden
- \*\*\* VIEWING 7 DAYS A WEEK \*\*\*

## Description

\*\*\*BEAUTIFULLY PRESENTED THIS CHARMING 4 BEDROOM DETACHED HOUSE IN THE EVER POPULAR VILLAGE OF HARVINGTON WITH AMPLE PARKING AND INTEGRATED GARAGE\*\*\* Internally, the property boasts four bedrooms, kitchen, dining room, downstairs WC, lounge, family bathroom and additional en-suite. Externally, the property benefits from a generous size west facing rear garden , the property benefits from a single internal garage with a driveway for multiple cars.



#### Hallway

Carpeted flooring, radiator and doors leading to Lounge room, Downstairs WC and Kitchen/Dining Room. Stairs to the first floor.

#### Front

Property is approached by a generous driveway for 3+ cars with a block paved driveway, with side pedestrian access via a gate to the rear garden. Integrated single garage.

#### Lounge

Carpeted flooring, feature fireplace and surround, radiator, UPVC Windows to the front aspect, adjacent is double doors leading into the Dining Room.

#### Dining Room

Carpeted flooring, radiator, UPVC Window to the rear aspect.

#### Kitchen

Vinyl flooring, mix of wall and base units surmounted by work surface. kitchen sink, tiles, kitchen benefits from integrated dishwasher, wine cooler, oven with hob and extractor over. UPVC window with rear garden aspect, with patio doors leading to the rear garden.







#### Bedroom One

Carpeted flooring, radiator, UPVC window to rear aspect, door leading to ensuite bathroom. Bedroom benefits from a fitted wardrobe.

#### En - Suite

Vinyl Flooring, UPVC frosted window to rear aspect, wash hand basin, low flush WC, heated towel rail and walk in shower

#### Bedroom Two

Carpeted flooring, radiator, UPVC window to front aspect. Bedroom benefits from fitted wardrobes.

#### Bedroom Three

Carpeted flooring, radiator, UPVC window to rear aspect.

#### Bedroom Four / Study

Carpeted flooring, radiator, UPVC window to front aspect. Currently used as a study.

#### Family Bathroom

Vinyl Flooring, UPVC frosted window to front aspect, wash hand basin, low flush WC, bath with shower over.

#### Rear Garden

Well presented and secured rear garden mainly lawned with patio with fenced borders, and mature shrubs. Garden Shed.

# Floor plans



Floor 0



Floor 1



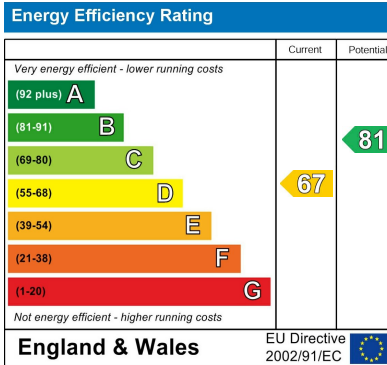
Approximate total area<sup>(1)</sup>  
1233 ft<sup>2</sup>  
Reduced headroom  
6 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
----- Below 5 ft.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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