



Crump Way | | Evesham | WR11 3JG

**Offers Over £350,000**

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COOPER & CO

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## Key features

- DETACHED HOUSE IN SOUGHT AFTER LOCATION
- SPACIOUS LOUNGE WITH DUAL ASPECT WINDOWS
- KITCHEN DINING ROOM WITH PATIO DOORS
- FAMILY BATHROOM AND WC
- FOUR BEDROOMS MAIN WITH EN-SUITE
- PLENTY OF STORAGE
- LARGE LANDSCAPED GARDEN WITH NEW FENCING BOARDER
- TANDEM DRIVEWAY & GARAGE
- BEAUTIFUL OPEN GREEN SPACE TO FRONT ASPECT
- VIEWINGS 7 DAYS A WEEK

## Description

**\*\* THIS IMPRESSIVELY SPACIOUS & WELL PRESENTED 4 BEDROOM DETACHED FAMILY HOME WITH PARKING & GARAGE IN POPULAR LOCATION\*\***

Internally the property boasts 4 good sized bedrooms, en-suite to master, family bathroom, lounge, open plan kitchen/diner, downstairs wc and integral garage. Externally the property benefits from ample off-street parking, large landscaped rear garden and side access. Property benefits from open green space to the front, for great curb appeal and outlook.

- Wychavon CC
- Tax Band - E
- EPC - C



### Front / Side Aspect of Property

Property is approached via driveway for parking with single garage, property benefits from well kept open space to the front of the property.

### Hallway

Wood Effect Vinyl flooring, door to lounge , kitchen and stairs to first floor.

### Lounge

Carpet underfoot, feature electric fireplace, UPVC bay window as well as other dual aspect windows facing side & front aspect

### Kitchen Dining Room

Wood Effect Vinyl flooring, mix of wall and base units surmounted by work surface, radiator, integrated oven, gas hob and extractor over, sink with mixer taps and drainer. UPVC window to side aspect, Patio Doors leading to the rear garden.

### WC

### Landing

Carpeted flooring, radiator, access to 4 bedrooms, Airing Cupboard and family bathroom.







#### Bedroom 1

Carpet underfoot, UPVC dual aspect windows to rear & side aspect, radiator and access to en-suite.

#### Bedroom 1 En-Suite

Tiled flooring underfoot, low flush wc, wash hand basin, step in shower.

#### Bedroom 2

Carpeted flooring, radiator, UPVC dual aspect windows to front & side aspect.

#### Bedroom 3

Carpeted flooring, radiator, UPVC window to front aspect.

#### Bedroom 4

Carpeted flooring, radiator, UPVC window to side aspect.

#### Family Bathroom

Tiled Flooring underfoot, bath with shower over, stand alone wash hand basin, radiator low flush wc and UPVC frosted window to side aspect.

#### Rear Garden

Secured, fenced and expansive rear garden with a tasteful mix of patio, decked & lawned areas with pedestrian side access.

# Floor plans



Floor 0



Floor 1

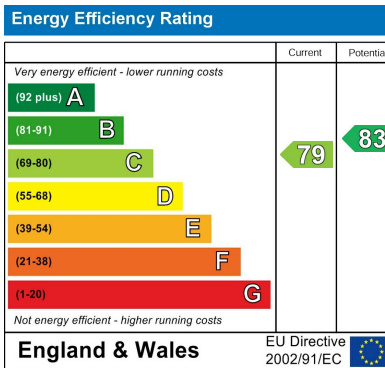


Approximate total area<sup>m</sup>  
1302 ft<sup>2</sup>

(1) Excluding balconies and terraces.

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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