

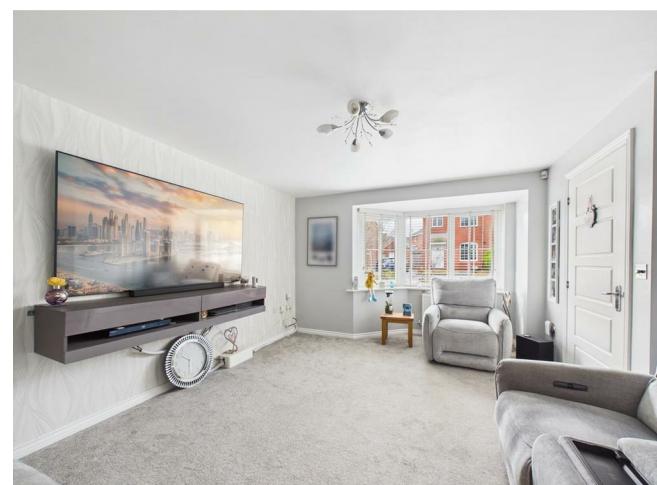
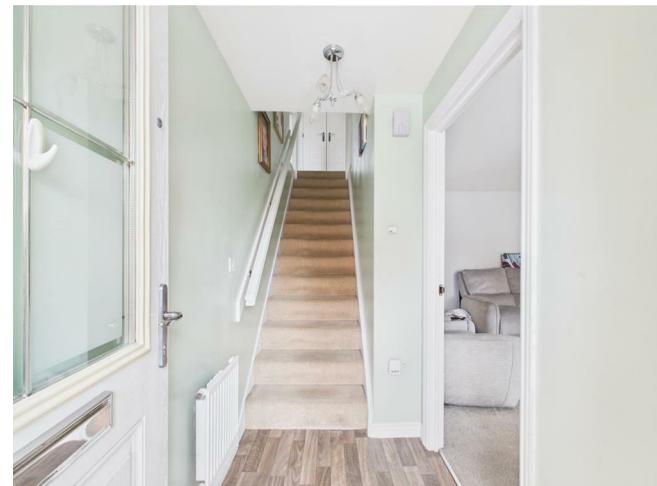


Codling Road | | Evesham | WR11 3JE  
**Offers Over £399,950**

COOPER & CO

## Key features

- 4 Good Sized Bedrooms
- Well Presented & Modernized Through-Out
- Fabulous Modern Extension
- Open Plan Kitchen/ Diner
- 2 Bathrooms & WC
- Garage & Parking
- Popular Location
- **\*\*VIEWINGS AVAILABLE 7 DAYS A WEEK\*\***



## Description

**\*\*TASTEFULLY EXTENDED & WELL PRESENTED 4 BEDROOM DETACHED FAMILY HOME WITH PARKING & GARAGE IN POPULAR LOCATION\*\***

Internally the property boasts 4 good sized bedrooms, ensuite to master, family bathroom, lounge, open plan kitchen/ diner, utility room, downstairs wc and integral garage. Externally the property benefits from ample off-street parking, well presented low maintenance rear garden and side access.



## Front

Property is approached via driveway for ample parking with well kept front garden.

## Hallway

Wood effect vinyl flooring, radiator, door to lounge and stairs to first floor.

## Lounge

Carpet underfoot, radiator, understairs storage, UPVC DG bay window to front aspect and doors leading to kitchen diner.

## Kitchen Diner

Tiled flooring, mix of wall and base units surmounted by worksurface, integrated double oven with gas hob and extractor over, sink with mixer taps and drainer. UPVC DG window to rear aspect.

## Sun Room

Tiled flooring, sky lights and UPVC DG windows to side and rear aspects and UPVC DG door to rear garden.

## Utility Room

Tiled flooring, base units surmounted by worksurface and space for white goods. Doors leading to garage and UPVC DG door to rear access,

## Garage

Concrete base, electric & lighting.







#### Landing

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

#### Bedroom 1

Carpet underfoot, UPVC DG bay window to front aspect, radiator and access to ensuite.

#### Ensuite

Vinyl flooring underfoot, low flush wc, wash hand basin vanity unit, heated towel rail, step in shower.

#### Bedroom 2

Carpeted flooring, radiator, UPVC DG window to front aspect.

#### Bedroom 3

Carpeted flooring, radiator, UPVC DG window to rear aspect.

#### Bedroom 4

Carpeted flooring, radiator, UPVC DG window to rear aspect.

#### Family Bathroom

Wood effect vinyl flooring, bath with shower over, stand alone wash hand basin, radiator low flush wc and UPVC DG window to rear aspect.

#### Rear Garden

Secured, fenced and well presented rear garden with a tasteful mix of patio and AstroTurf areas with side access.

## Floor plans



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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