



74 Clyde Avenue
Evesham, Worcestershire, WR11 3FE

£394,995

- Superb Detached Family Home in a Corner Plot. Viewing Essential
- Four Bedrooms – En Suite to Master
- Living Room & Separate Dining Room
- Stunning Refitted Kitchen Breakfast Room
- Refurbished En Suite & Bathroom
- Detached Double Garage & Envious Gardens
- Sought After Residential Location. EPC = D



**Gusterson Palmer
& James**

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7 Merstow Green, Evesham, Worcestershire, WR11 4BD



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 right onto Broadway Road and continue along before turning left into Medway Road. As the road splits, bear right into Clyde Avenue where the property can be located by a Gusterson Palmer & James For Sale board on the right hand side.

Set in the ever sought after Cotswold Rise development, this well appointed detached home occupies an enviable plot and has enjoyed a variety of quality refurbishments including the addition of a superb garden room and modern stylish kitchen. There are four bedrooms with an en suite to the master, two reception rooms and a detached double garage.

A double glazed front door stands under a canopy porch and leads to the **Reception Hall:** having a double glazed window to the front, panel radiator, security alarm control panel, inset ceiling spotlights, stairs to the first floor with cupboard below and a feature parquet Oak floor covering. Doors to:

Cloakroom: with an obscure double glazed window to the front, panel radiator, white low level WC with matching was hand basin and flooring continuing from the Reception Hall.

Living Room: having a double glazed window to the front, inset ceiling spotlights, two panel radiators, a feature inset fireplace with a wood burning stove with decorative stone hearth and surround.

Dining Room: with twin glass panel doors from the Reception Hall, a double glazed window to the front and a panel radiator.

Kitchen Breakfast: this stunning room creates an enviable open plan space which flows through to the garden room. There is a Limestone floor that continues from the kitchen to the utility and garden room whilst the kitchen is beautifully appointed with a range of 'Siematic' cupboards and drawers complemented by Corian' work surfaces with an integrated sink which has a 'Quooker' boiling water tap. Equipped with integral 'Neff' appliances including microwave, fridge, eye level oven and grill, five ring cooker hob with extractor hood above, LED lighting further complements the work surfaces, floor, cupboards and drawers.

Utility Room: having a double glazed door to the rear garden, panel radiator, matching fitted cupboards, space for a fridge, plumbing for a washing machine and a concealed 'Worcester' gas central heating boiler with timer controls below.

Garden Room: this handsome addition to the property enjoys a Limestone tiled floor with underfloor heating, panel radiator, double glazed windows and twin doors to the rear garden. Further twin doors open to the living room.

First Floor Landing: with access to the loft, airing cupboard with foam lagged cylinder. Doors to:

Bedroom One having a double glazed window to the rear, inset ceiling spotlights, two built in double wardrobes, television point and a door to the **En Suite:** with an obscure double glazed window to the rear and superbly refitted with a white suite comprising of a vanity wash hand basin, low level WC and a shower cubicle. The room is complemented by a heated towel rail and attractive tiled walls.

Bedroom Two: having a double glazed window to the front, panel radiator, inset spotlights, built in double wardrobe and a built in set of shelves.

Bedroom Three: with a double glazed window to the front, panel radiator, inset spotlights and a built in double wardrobe.

Bedroom Four: having a double glazed window to the front, panel radiator, inset spotlights and two built in wardrobes.

Bathroom: with an obscure double glazed window to the front, this redesigned and refitted room enjoys attractive polished wall tiles with inset lighting, a wall mounted heated towel rail and a modern white suite comprising of a low level WC, vanity wash hand basin with cupboard below and a panel bath with a glass splash screen and a shower mixer tap.

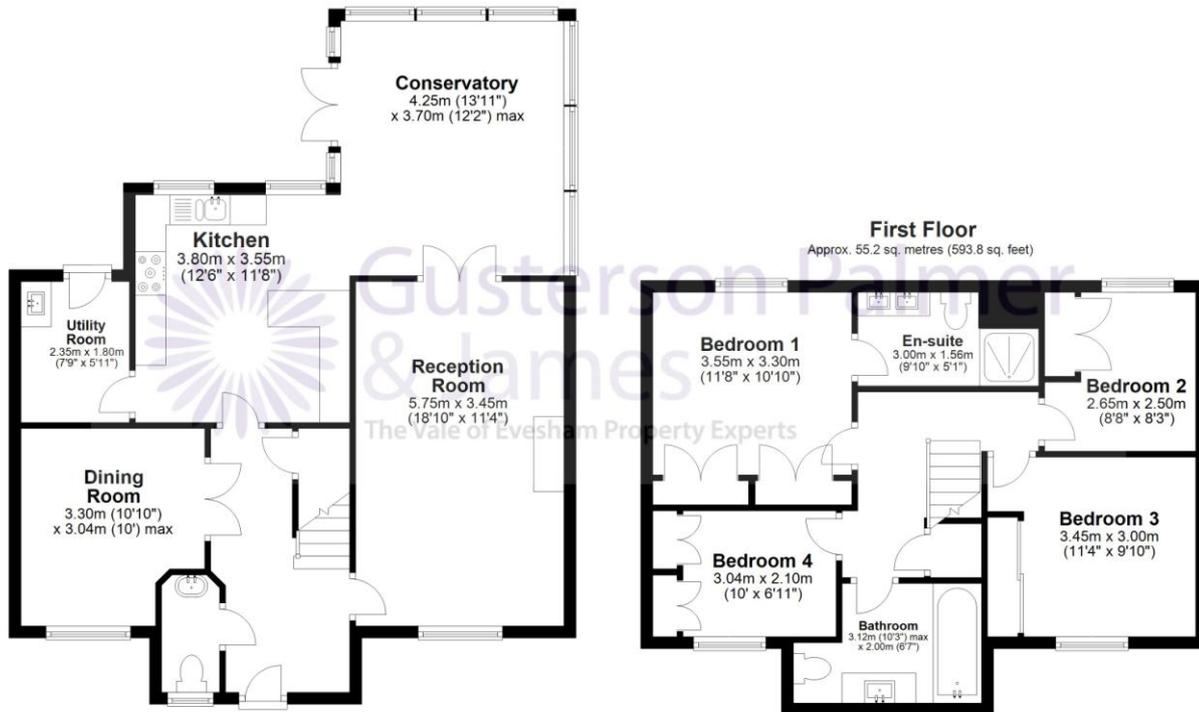
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Outside: The property is set in a favourable corner plot with the front garden set out to lawn and having a pathway to the front door. The driveway provides off road parking for a number of vehicles and gives access to a detached Double **Garage: 18'ft x 16'ft** with two up and over doors, power, lighting and a side entry door. The secluded rear garden is believed to be one of the larger plots on the development and has been well stocked by a variety of now matured plants, trees, vines and shrubs, all of which creates a real degree of privacy. There are also areas of for seating and entertaining, all set around a shaped brick edged lawn.



Total area: approx. 131.3 sq. metres (1413.8 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.
Plan produced using PlanUp.

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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