

# Sanders & Sanders

ESTATE AGENTS

## HUGHES CLOSE HARVINGTON EVESHAM



A generously sized, extended and immaculately presented, modern, four bedroom detached family home boasting most splendid rear aspect views. Occupying a pleasant cul-de-sac location just on the outskirts of a most desirable village. The gas fired central heated family living accommodation includes; Reception hall, bay fronted lounge, stylishly re-furbished kitchen/diner, utility, downstairs cloakroom, master bedroom with en-suite shower room, three further bedrooms and stylishly re-furbished family bathroom. Driveway parking, lawned gardens to front and rear and having delightful patio area.

**£415,000**

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# Hughes Close, Harvington, Evesham, Worcestershire, WR11 8NZ

## RECEPTION HALL



## STYLISHLY REFURBISHED KITCHEN/DINER Approximately 15' 10" (4.83m) x 9' 6" (2.92m)



## BAY FRONTED LOUNGE

Approximately 10' 4" (3.15m) extending to 16' 6" (5.0m) x 10' 9" (3.29m) extending to 12' 8" (3.87m)



## UTILITY



## DOWNSTAIRS CLOAKROOM



## MASTER BEDROOM WITH EN-SUITE

**MASTER BEDROOM**  
Approximately 17' 4" (5.3m) x 7' 6" (2.3m)



## EN-SUITE SHOWER ROOM



## DOUBLE BEDROOM TWO

Approximately 12' 2" (3.7m) x 8' 8" (2.6m)  
excluding recess



**DOUBLE BEDROOM TWO CONTINUED**



**BEDROOM THREE**

Approximately 9' 6" (2.9m) x 9' 3" (2.8m)



*Rear Aspect*



**BEDROOM FOUR**

Approximately 7' 1" (2.17m) x 6' 8" (2.05m) excluding recess



**STYLISHLY  
BATHROOM**

**REFURBISHED**

**FAMILY**



**OUTSIDE**

**ENCLOSED REAR GARDEN**

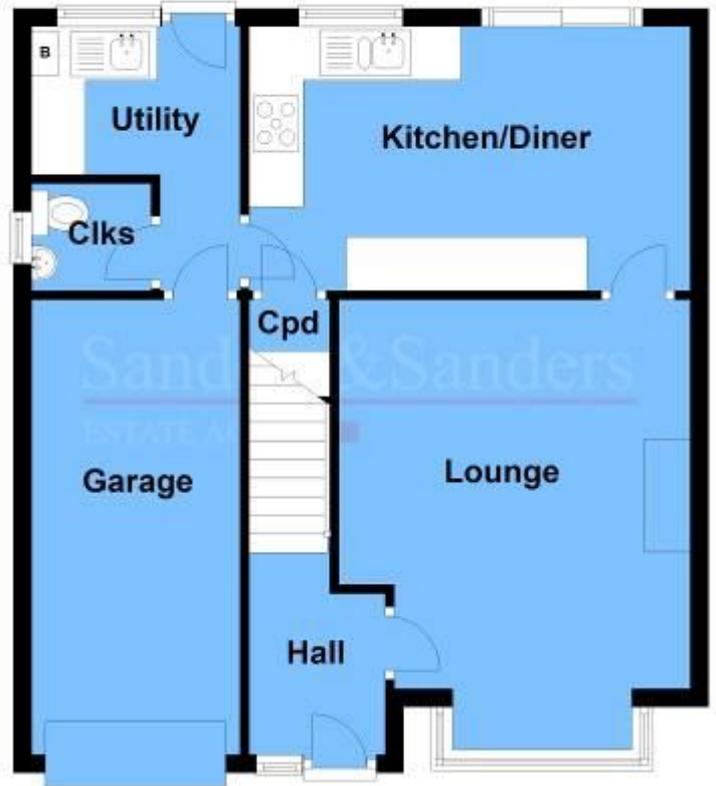


## ENCLOSED REAR GARDEN CONTINUED



### Ground Floor

Approx. 56.3 sq. metres (606.2 sq. feet)



### First Floor

Approx. 52.8 sq. metres (568.7 sq. feet)



These floor plans are for identification purposes only in relation to where one room is situated to another. The brochure details and floor plans are not to be relied upon in any way for dimensions, scaling or sq. ft/metres. We will not be held responsible for any loss incurred, due to reliance on these measurements.

## **FIXTURES & FITTINGS**

Please note that the fixtures & fittings shown on the photographs, contained within these property details, do not form part of a fixtures & fittings list. Some items may/may not be included. You are advised to clarify what items are included before entering into any negotiations.

## **TENURE**

The vendor has informed us that the property is Freehold: however, you are advised to have this information verified by your legal representative at the earliest opportunity.

## **NEED A MORTGAGE?**

We can introduce you to a friendly, highly qualified Mortgage Consultant, Martin Bedwin of Stratford Financial Services Ltd for a free no obligation discussion in confidence. Call us today to arrange an initial fee free consultation in branch or at home.

## **A PROPERTY TO SELL?**

Sanders & Sanders would be delighted to offer a free market appraisal of your property without obligation.