



Evesham Grove, Hurworth, DL2 2YE



This is an excellent opportunity to acquire a beautifully maintained and improved **FOUR BEDROOM DETACHED HOUSE** which lies on this popular development off Roundhill Road. The property includes **GAS CENTRAL HEATING** (rads) together with **SEALED UNIT DOUBLE GLAZING** and has a large conservatory which has been added to the rear of the property. Evesham Grove is a cul de sac of similar detached housing with a pleasing open aspect at front overlooking an open green area and has a West facing rear garden. We would have thought that the property would have been of interest to the needs of a family and there is excellent schooling within the village including the well respected Hurworth comprehensive school. The village boasts a number of amenities including local store and good public houses/restaurants. It is well placed for access to Rockcliffe Hall which has a golf course and spa facilities. Properties in this particular cul de sac are in short supply and a viewing to the interior of this property is essential.

ASKING PRICE - £255,000



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In brief the accommodation comprises: hall, ground floor cloakroom/w.c., lounge, dining room, kitchen, conservatory, four bedrooms to the first floor, master with an en-suite shower room, family bathroom/w.c., gardens to the front and rear and a single garage.

ENTRANCE HALL:

With a double glazed front door.

GROUND FLOOR CLOAKROOM/W.C.

With a low level w.c., wash hand basin, double glazed window with blind and a ceramic tiled floor.

LOUNGE: 13'9x15'6 (4.19m x 4.72m)

Situated to the front with a double glazed window with vertical blinds, corniced and textured ceiling, an attractive fireplace with marble inset and hearth and a real flame type gas fire.

DINING ROOM: 11'4x7'5 (3.45m x 2.26m)

Situated to the rear with a central heating radiator, corniced and textured ceiling and double glazed sliding doors to the conservatory.

KITCHEN: 12'x12'8 (3.66m x 3.86m)

Situated to the rear with a stainless steel sink unit, an excellent range of wall and floor units with granite top work surfaces, integrated domestic appliances, double glazed window, split level cooking facilities comprising of electric hob, oven and cooker hood, ceramic tiled floor, double glazed back door, wine rack, breakfast bar, lighting and under stairs storage cupboard.

LARGE CONSERVATORY: 19'5x7'1 (5.92m x 2.16m)

Running across the rear of the property with double glazed units and French doors out to the rear garden and laminate flooring.

FIRST FLOOR LANDING:

With trap to an insulated loft.

BEDROOM ONE: 10'5x13'5 (3.18m x 4.09m)

Situated to the front with a central heating radiator, double glazed window and fitted wardrobes.

EN-SUITE SHOWER ROOM/W.C.

With a low level w.c., pedestal wash hand basin, separate shower cubicle, double glazed window with blind and heated towel rail.

BEDROOM TWO: 8'6x12'6 (2.59m x 3.81m)

Situated to the front with a double glazed window, central heating radiator and fitted cupboard.



BEDROOM THREE:

9'7x10'3 (2.92m x 3.12m)

Situated to the rear with a central heating radiator and double glazed window.

BEDROOM FOUR: 6'7x9'7 (2.01m x 2.92m)

Situated to the rear with a central heating radiator and double glazed window.

BATHROOM/W.C.

Combined with a panelled bath, pedestal wash hand basin and low level w.c., heated towel rail, double glazed window with blind, ceramic tiled floor, separate shower cubicle and fully tiled walls.

OUTSIDE:

The property occupies an excellent site with gardens to the front and rear. The rear garden being approximately West facing thus gaining a good deal of the Summer sun. The gardens comprise of lawns, borders and a patio area. There is a double driveway at the front leading to a single integral garage with an up and over door.

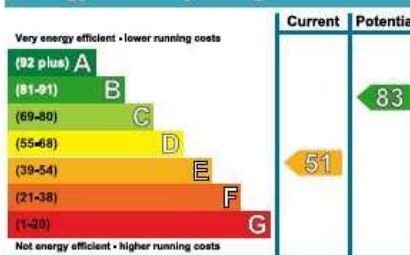


GROUND FLOOR

FIRST FLOOR

SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans
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Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.