



St. Milburgh Close | Offenham | WR11 8RJ
Offers Over £365,000

COOPER & CO

Key features

- EXTENDED 4 BEDROOM FAMILY HOME
- GENEROUS SIZED PLOT
- OVER 1400 SQFT
- FLEXIBLE LIVING ARRANGEMENT/ DOWNSTAIRS BEDROOM
- SET IN QUIET CUL - DE - SAC
- CENTRAL VILLAGE LOCATION
- WALKING DISTANCE TO SCHOOL & SHOP
- **NO ONWARD CHAIN**
- **VIEWINGS AVAILABLE 7 DAYS A WEEK**

Description

**** BEAUTIFULLY PRESENTED AND TASTEFULLY EXTENDED 4 BEDROOM FAMILY HOME WITH LARGE REAR GARDEN AND AMPLE PARKING IN A DESIRABLE CENTRAL VILLAGE LOCATION ****

Internally the property boasts 4 bedrooms, family bathroom, WC, Shower Room, large sized living room with patio doors to the sun room, fully fitted kitchen with characteristic beams, dining room, study . Externally the property benefits from off road parking, with large rear garden, with workshop and patio area along with pedestrian access via gate to front.

Location: Offenham, is a charming village offering a peaceful rural setting while remaining close to the amenities of Evesham. The village benefits from a local first school, village shop and Post Office, pubs, community facilities and excellent countryside for walking and leisure. With convenient access to Evesham's wider range of shops, services, transport links and railway station, Offenham provides an appealing balance of village living and everyday convenience.



Front

Property is approached via block paved driveway for ample parking, and mature slated front garden with pedestrian side access.

Hallway

Wood effect vinyl flooring underfoot, radiator and access to living room, dining room and stairs to the first floor.

Living Room

Carpet flooring underfoot, radiator, log burner with surround , UPVC window to front aspect, UPVC DG patio doors to sun room.

Dining Room

Wooden effect laminate flooring underfoot, UPVC DG window to rear aspect.

Sun Room

Wooden effect laminate flooring underfoot, UPVC DG windows and patio doors to rear garden and aspect.

Kitchen

Herringbone wooden laminate flooring, mix of wall and base units surmounted by work surface, integrated oven, electric hob , dishwasher, space for white goods. Belfast Sink with mixer taps . UPVC DG windows to rear aspect. UPVC door to rear garden. Character beams on ceiling creating a homely atmosphere.

Study

Carpet flooring underfoot, radiator, UPVC DG window to side aspect.

Downstairs Bedroom

Carpet underfoot, UPVC DG dual windows to front and side aspect, radiator.

WC

Tiled flooring, radiator, stand alone wash hand basin, low flush WC.

Shower Room

Fully tiled, walk in shower, stand alone wash hand basin and heated towel rail.







Landing

Carpet underfoot, doors leading to 3 Bedrooms and Family Bathroom.

Bedroom One

Wooden laminate flooring underfoot, UPVC DG window to front aspect.

Bedroom Two

Carpet flooring underfoot, UPVC DG window to rear aspect.

Bedroom Three

Carpet flooring underfoot, UPVC DG window to front aspect, radiator.

Family Bathroom

Vinyl flooring, waterproof paneling on all walls, walk in shower, stand alone wash hand basin, radiator, low flush wc and UPVC DG frosted window to rear aspect.

Rear Garden

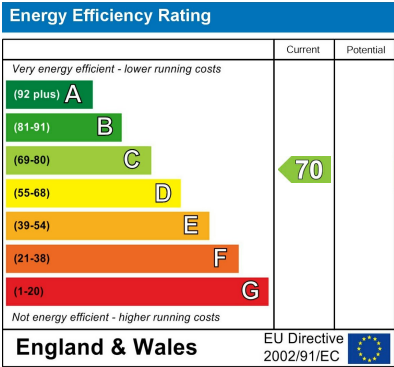
Generous rear garden made up of a mix of patio, and lawned with block paved pathway. Fencing to provide security and create privacy. At the end of the garden is a workshop which can be used to suit all needs and provide versatility. Pedestrian gate to front of property.

Agents Note

Estate agents are legally required to carry out anti-money laundering (AML) checks on all prospective property buyers. We have partnered with a third-party provider to conduct these checks and ensure they are fully compliant with HMRC requirements. The cost of the checks is £30 + VAT and is non-refundable. This fee covers the cost of obtaining the relevant data, carrying out any manual checks, and ongoing monitoring where required. The fee must be paid and all checks completed before a Memorandum of Sale can be issued.

Whilst we make every reasonable effort to ensure the information provided is accurate, Cooper & Co cannot guarantee the accuracy or completeness of the sales particulars. All details are based on information supplied by the Seller and should not be relied upon as statements of fact. Prospective purchasers should satisfy themselves as to the accuracy of the information and seek appropriate legal advice from their Conveyancer.

Floor plans



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