

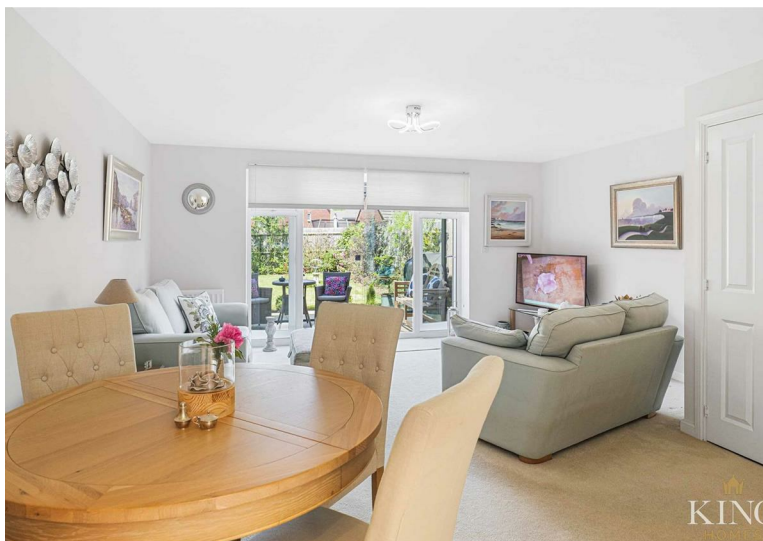


Arrow Close, Evesham, WR11 8AG

Asking price £310,000


KING
HOMES

Positioned beautifully on this small and extremely well maintained development built by the highly reputable Bovis Homes, in the desirable village of Salford Priors. Situated perfectly overlooking the green with its large and stunning Pecan Tree which gives you the most stunning outlook to this property. This Immaculately presented THREE BEDROOM SEMI DETACHED HOME with Garage is accessed via the uPVC door with tiled canopy porch above which opens into the Reception Hallway. With its Karndean flooring and doors off to the refitted Cloakroom and spacious Lounge/Diner and the staircase leading to the First Floor Landing. The CLOAKROOM itself has a low flush WC, Vanity unit with frosted glass sink and Karndean flooring. The Open Plan LOUNGE/DINER is a lovely room with French doors, and full height windows to both side allowing the light flood in. You also have a good size storage cupboard ideal for those coats and shoes. The Lounge area leads into a Fully glazed glass cubed GARDEN ROOM with sliding doors which slide back the full width giving you maximum access to the rear Garden. The FULLY FITTED KITCHEN has a great selection of white gloss units with pan drawers, integrated appliances, single electric oven, gas hob with extractor hood above and stainless steel sink with window above overlooking the beautiful Pecan Tree. To the FIRST FLOOR you have the MASTER BEDROOM with large built in Wardrobes and an EN-SUITE SHOWER ROOM with walk-in Shower Cubical. There are TWO FUTHER BEDROOMS overlooking the rear Garden and a FAMILY BATHROOM with a WC with concealed cistern, wall mounted wash hand basin and bath with wall mounted shower above. This property is stunning from start to finish and in short is in showroom condition. Outside the property to the rear you have a fully enclosed L-Shaped REAR GARDEN mostly laid to lawn with beautiful flower beds, a separate stone chipped seating area, patio and footpath leading to the rear gate. This property is also offered with NO CHAIN



SINGLE GARAGE

21'6" x 10'4" (6.56 x 3.16)

Situated to the side of the property in a block of two this Single Garage has plenty of space for both a car and extra storage. There is also an extra Parking Space in front of the Garage.

SALFORD PRIORS

Salford Priors is an extremely popular and picturesque village south west of the Roman town of Alcester and 1.5 miles from Bidford on Avon. With a excellent Primary School, Public Houses, Village Hall, Hotel and Village Store with Post Office.

RECEPTION HALLWAY

LOUNGE/DINER

21'5" x 15'7" (6.53 x 4.75)

KITCHEN

9'4" x 8'0" (2.87 x 2.45)

WC

LANDING

MASTER BEDROOM

11'8" x 10'3" (3.58 x 3.14)

ENSUITE SHOWER ROOM

6'8" x 4'11" (2.05 x 1.51)

BEDROOM TWO

10'4" x 8'10" (3.17 x 2.71)

BEDROOM THREE

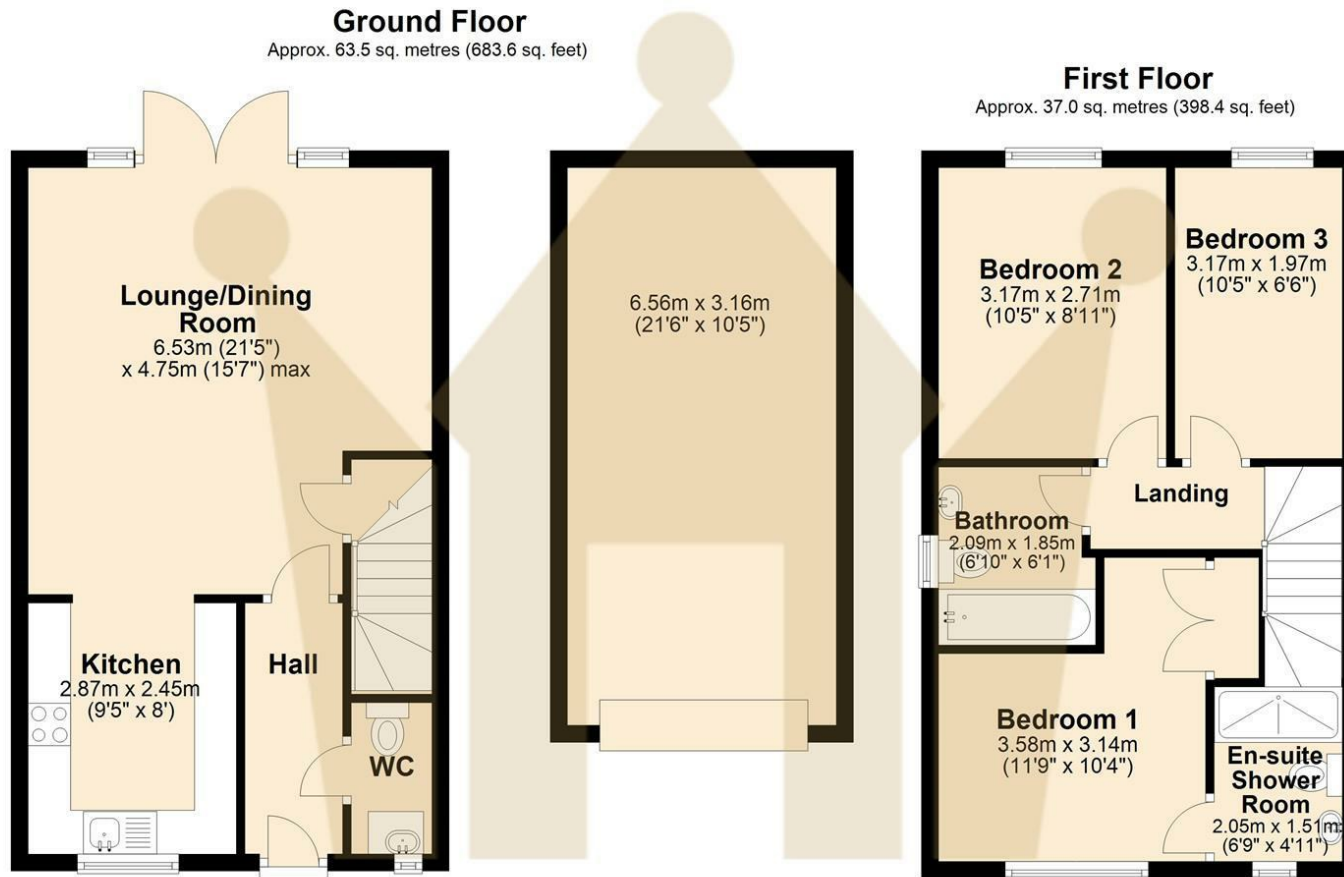
10'4" x 6'5" (3.17 x 1.97)

FAMILY BATHROOM

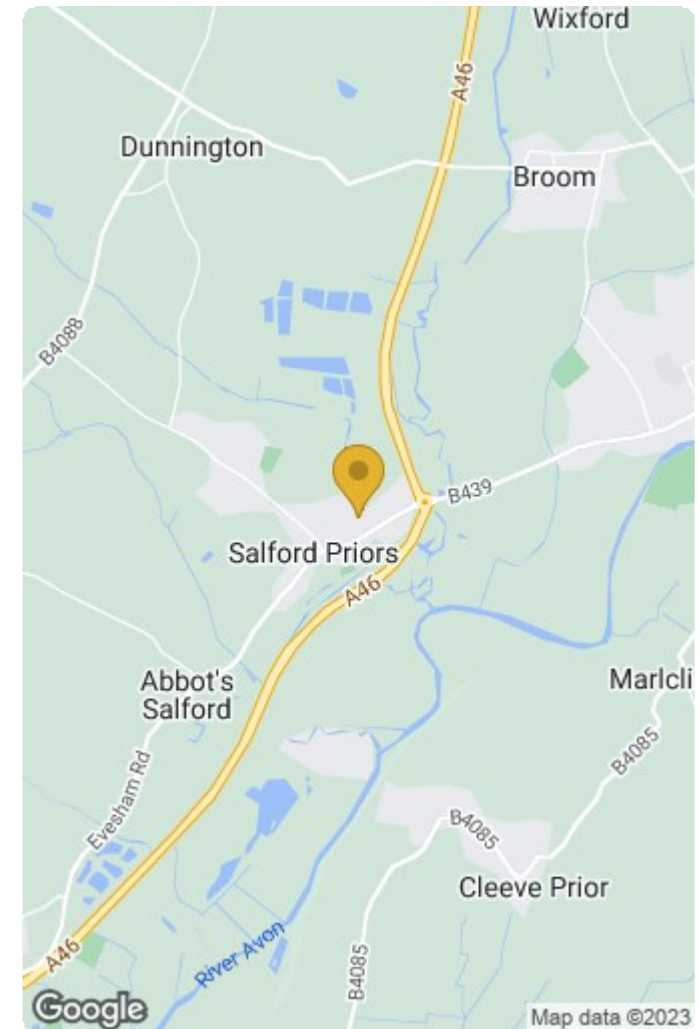
6'10" x 6'0" (2.09 x 1.85)







Total area: approx. 100.5 sq. metres (1082.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		