



Mill Lane, Aldington
Evesham, Worcestershire, WR11



Beyond your expectations

A brand new three bedroom detached house in a village location.

Entrance Hall | Sitting Room | Kitchen/Family Room | Master Bedroom with En-Suite Shower Room | Two Further Bedrooms | Family Bathroom | Study | Car-Port and Parking | Enclosed Rear Garden | 10 Year LABC Warranty | EPC B

Offers in excess of £350,000 Freehold

Description

A brand new detached house tucked away in a courtyard location with a south-facing rear garden that has been finished to a high standard by a local developer. The accommodation briefly comprises; Entrance Hall, Cloakroom, 23' Sitting Room with double doors through to Kitchen/Family Room with a range of integrated appliances to include Zanussi cooker hob with extractor hood over and eye level oven, fridge/freezer, dishwasher and washer-dryer. The kitchen also benefits from a central island, floor level spotlights and granite work surfaces throughout as well as bi-fold doors leading to the rear garden. On the first floor there are Three Double Bedrooms, the Master benefitting from an En-Suite Shower Room as well as a separate Family Bathroom. There is also a useful Study/Dressing Room. No Onward Chain.

Outside

The property is set in a small courtyard development with a gravelled driveway allowing access to the Car Port with a pitched tiled roof and pedestrian access to the rear garden. The rear garden itself is south-facing and has been landscaped to provide a paved patio area with the remainder being laid to lawn. Timber framed garden shed. Outside water tap, exterior lighting and oil-tank.

Location

The property is situated in the small hamlet of Aldington close to the larger village of Badsey which

has 2 public houses and the Church of St James. The larger centre of Evesham is approx 3 miles distant and offers a wide range of shopping, cultural and educational facilities as well as a mainline railway station which provides a service to London Paddington as well as Worcester and beyond.

Additional Information

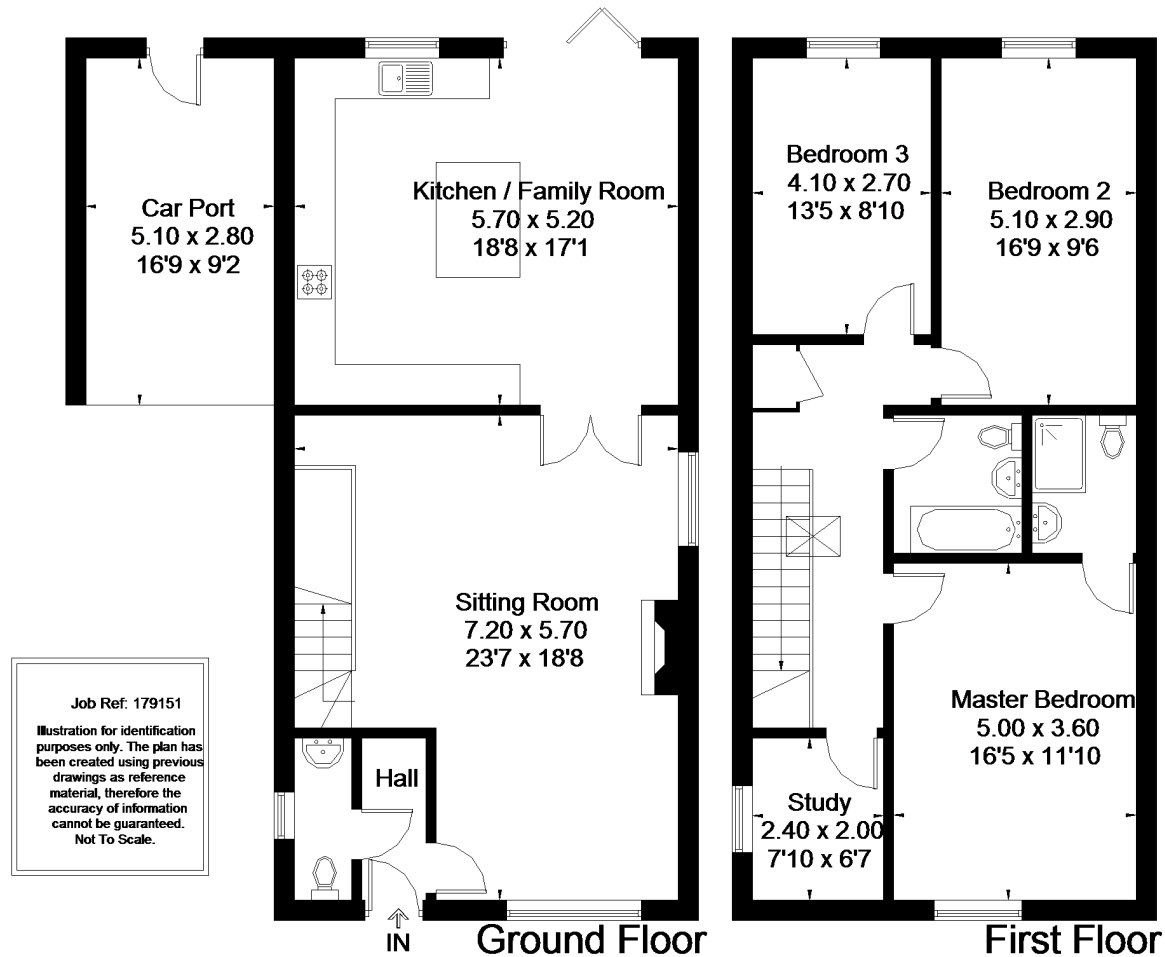
Mains water, drainage and electricity connected. Oil-fired central heating.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Mill Lane, Aldington, Evesham, Worcestershire

Approximate Gross Internal Area
142.4 sq m / 1532 sq ft
(Excluding Carport)



FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

