



◆ 6 BLACKSMITHS CLOSE ◆ SOUTH LITTLETON ◆ WR11 8YG ◆
◆ GUIDE PRICE £350,000 ◆



- **THREE/FOUR BEDROOM FAMILY HOME**
- **OPEN PLAN LIVING KITCHEN DINING**
- **GROUND FLOOR BEDROOM AND SHOWER ROOM**
- **WELL-PROPORTIONED ACCOMMODATION**
- **PEACEFUL LOCATION**
- **SUNNY REAR GARDEN**
- **OFF-ROAD PARKING**
- **CONSERVATORY**



ABOUT THE PROPERTY...

A GREATLY EXTENDED four-bedroom, two-bathroom semi-detached family home presented in excellent order and boasting a converted garage and a quality conservatory to the rear. To the front there is ample off-road parking and to the rear a well-stocked beautiful private garden backing onto the school fields.

The property is double glazed and gas centrally heated throughout and offers flexible accommodation. The approach is via a gravel driveway to the front porch which has doors leading into both the hallway and the studio. The lovely sitting room has a stunning fireplace and a large picture window to the front and is open plan to the fully fitted kitchen diner with sliding doors to the conservatory which is an all year-round room with power, lighting and heating. Also, on the ground floor there is the fourth bedroom which is adjacent to its own shower room.

On the first floor there are three good size bedrooms and a well-presented family bathroom. The master has an open outlook over the pony paddocks. The private rear garden enjoys a sunny aspect and is mainly laid to lawn with a large patio.



ABOUT SOUTH LITTLETON...

The popular village of South Littleton forms part of a series of villages known as 'The Littletons' within the market garden of England known as The Vale of Evesham. The area is criss-crossed with public footpaths and bridleways providing endless opportunities for riding and walking. The village of South Littleton enjoys an active community with a renowned first school, village shop, post office, fish and chip shop and parish church, whilst being convenient for both nearby Evesham and Stratford upon Avon.

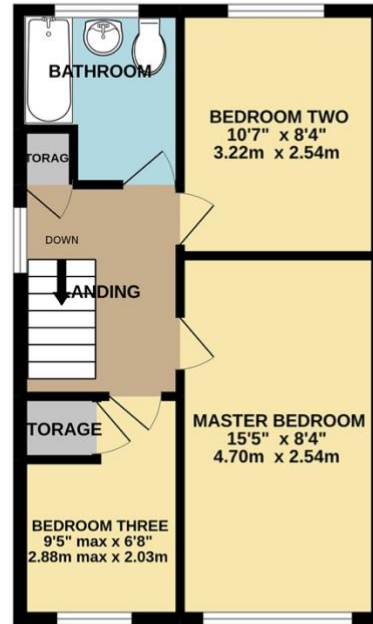
The nearby riverside centre of Evesham and the historic centre of Stratford-upon-Avon offer excellent opportunities for shopping, leisure and education together with the picturesque village of Broadway.

The Vale of Evesham enjoys excellent road links to the motorway network M5, M40 & M42 along with a mainline train station to London Paddington. The larger centres of Worcester, Cheltenham and Stratford upon Avon are all within 20 miles.



GROUND FLOOR
860 sq.ft. (79.9 sq.m.) approx.

1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 1252 sq.ft. (116.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	84	85
(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	

◆ CHATTERTON ESTATE AGENTS ◆ 34 WESTON ROAD ◆ BRETTFORTON ◆ WR11 7HW ◆

◆ 01386 833969 ◆ www.chattertonestates.co.uk ◆