



12 Cypress Close, Evesham, WR11 1YX

Guide price £355,000

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# 12 Cypress Close

Evesham, WR11 1YX

- CHAIN FREE
- Two bathrooms
- Extended
- Spacious master bedroom
- Two reception rooms
- Four bedrooms
- Well established area
- Private rear garden
- Ample parking
- Must be viewed

NO ONWARD CHAIN

A truly outstanding family home that has been thoughtfully extended and enhanced, offering a bright and airy living space with a sunny rear aspect that ensures complete privacy.

Nestled in a tranquil cul-de-sac, this deceptively spacious detached property boasts over \*1,340sqft\* of versatile living accommodation. From the moment you step inside, you'll appreciate the generous proportions and well-designed layout, making it an ideal choice for growing families or those seeking extra space. Situated in the well-established Cypress Close, this desirable location offers a sense of community while providing easy access to local amenities, schools, and transport links. With its impressive size and prime setting, this home is a must-see to fully appreciate all it has to offer. The property comprises of; porch, w/c, hall, living room, dining room, kitchen, utility and family room. Upstairs there is four bedrooms, the master being extremely spacious with fitted wardrobes and ensuite and a family bathroom. Outside there is a driveway providing parking for multiple cars and rear garden which has a sunny/private aspect.



## Additional Information

Tenure: We understand that the property is for sale Freehold.

Local Authority: Wychavon District Council

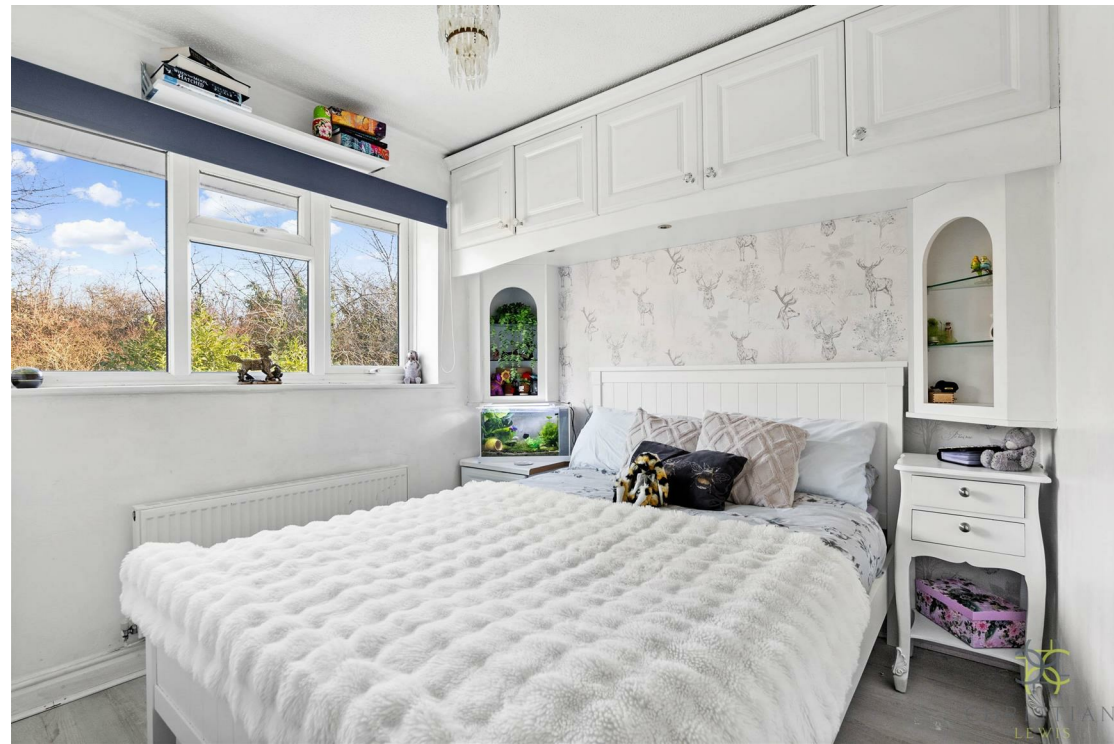
Council Tax Band: We understand that the Council Tax Band for the property is Band D

EPC Rating: TBC

## Disclaimer

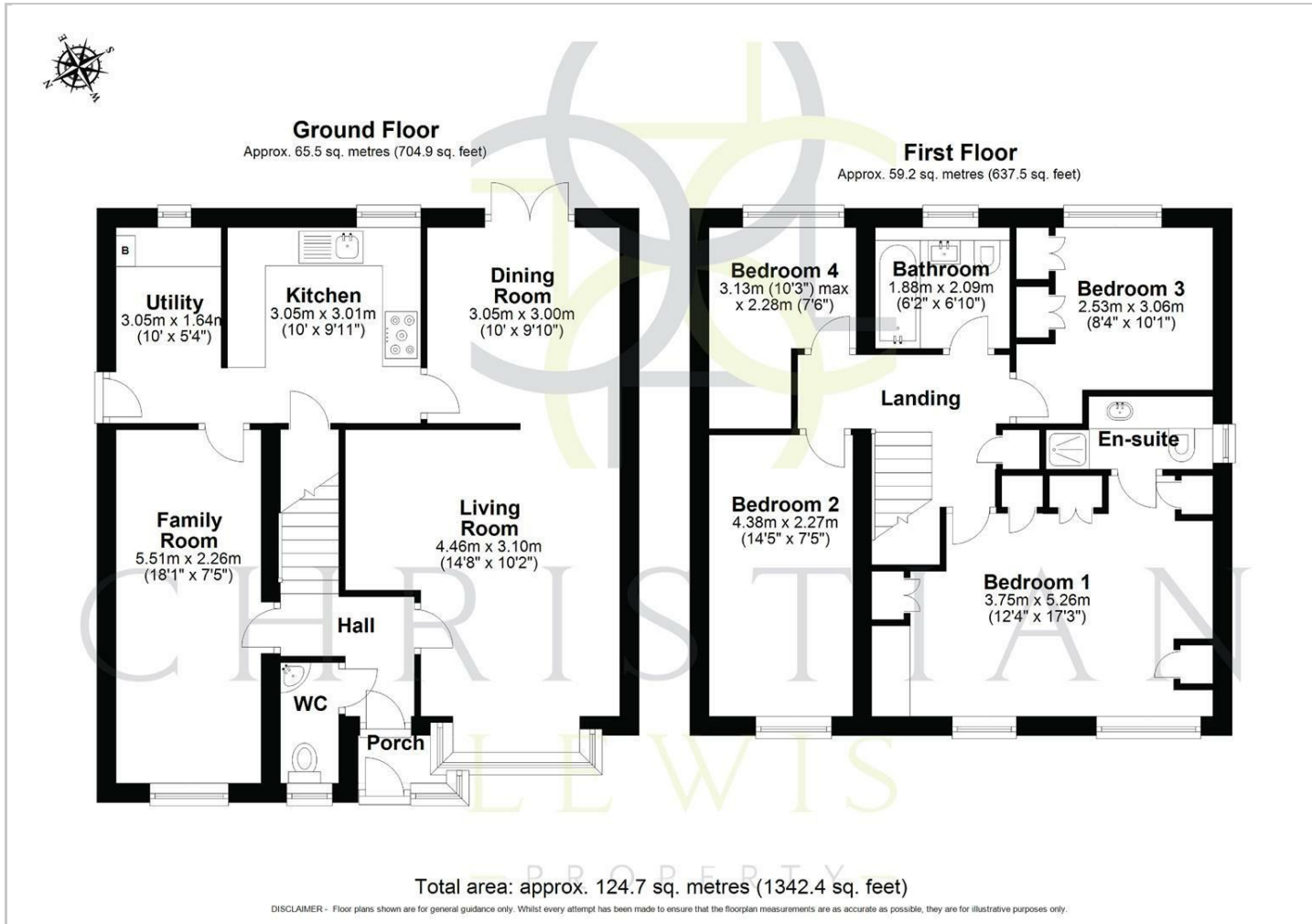
Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.







## Floor Plans



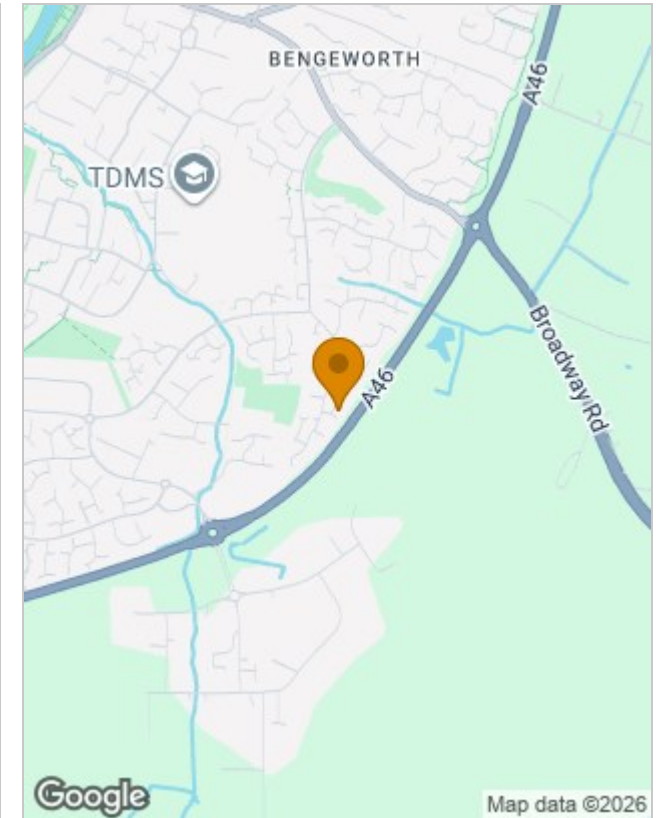
## Viewing

Please contact our Evesham Office on 01386 442929 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

