



35 Wadham Way , Evesham, WR11 2BP

Asking price £365,000



CHRISTIAN  
LEWIS  
—PROPERTY—





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LEWIS

# 35 Wadham Way

Evesham, WR11 2BP

- A modern detached family home
- Ample parking
- Like new condition
- Single garage
- Energy efficient
- Wonderful position on the development

A modern detached Bloor Home with the added perk of a detached single garage.

Situated in a peaceful cul-de-sac within a highly desirable modern development, this exceptional detached family home combines stylish design, superior craftsmanship, and contemporary living. Built by the acclaimed Bloor Homes, this property enjoys a prime position on a quiet no-through road, ensuring privacy and a sense of seclusion with no passing traffic.

Beautifully presented throughout, the home boasts a range of high-specification upgrades and premium finishes that set it apart. Designed with both comfort and energy efficiency in mind, it is ideal for discerning buyers looking for a modern and low-maintenance lifestyle.

The inviting entrance hall leads to a generously sized living room, perfect for relaxation and entertaining. At the heart of the home is a striking open-plan kitchen and dining area, thoughtfully fitted with integrated appliances and sleek cabinetry. A separate utility room adds practicality, while a stylish downstairs cloakroom/WC completes the ground floor.

Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom benefits from a luxurious en-suite shower room plus fitted wardrobes, while the remaining bedrooms are served by a modern family bathroom, making it ideal for growing families or visiting guests.

Externally, the property continues to impress. A spacious driveway to the side provides off-road parking for multiple vehicles along with a single garage. The rear garden has been meticulously landscaped to include a generous paved patio—perfect for al fresco dining—as well as a neat lawn area bordered by tasteful planting, offering a safe and attractive space for children and pets.

This outstanding home is a must-see for buyers seeking quality, comfort, and tranquility in an established residential setting.

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## Additional Information

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

Local Authority: Wychavon

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

EPC Rating: B

Estate charges apply

## 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.







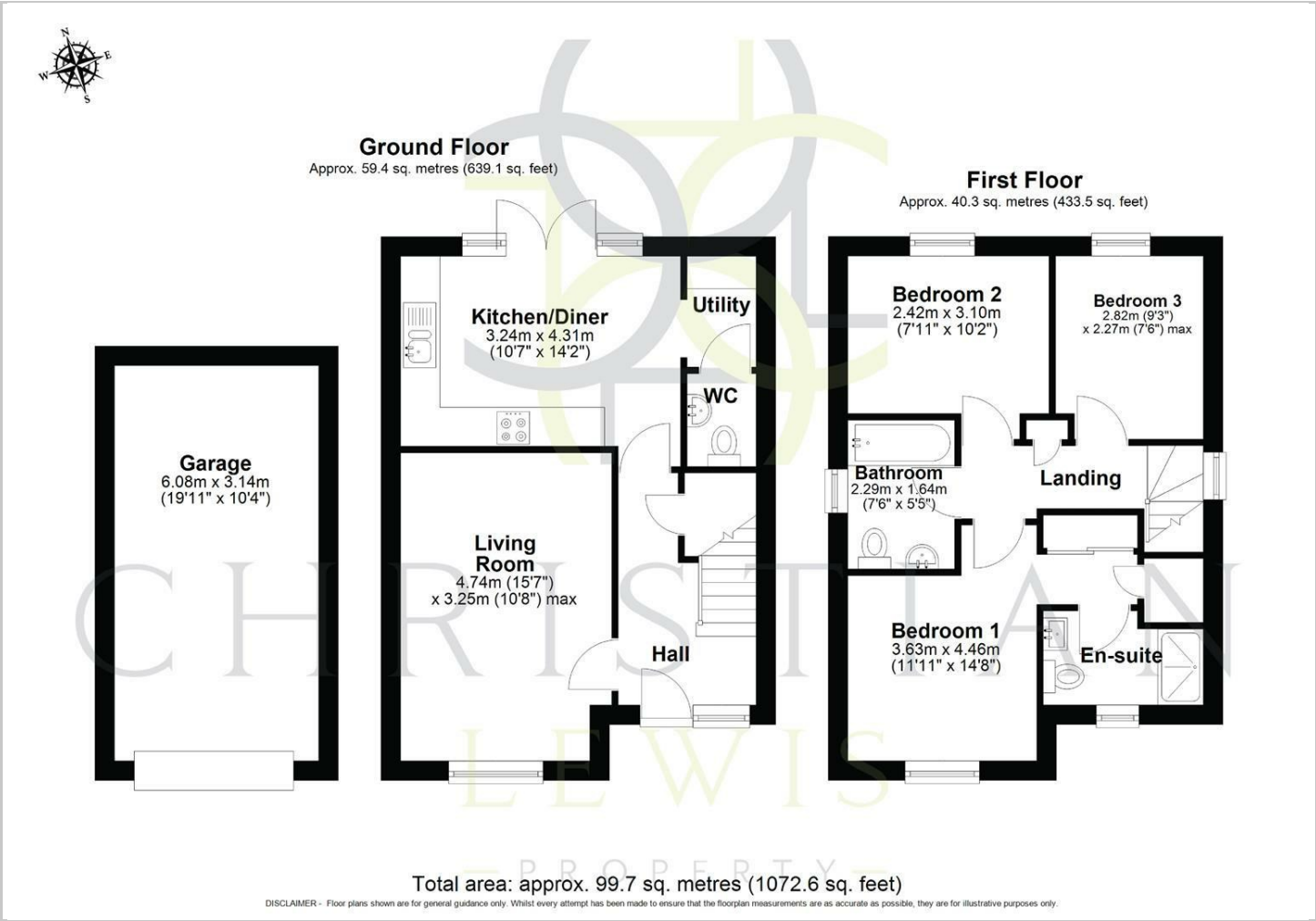




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Floor Plans

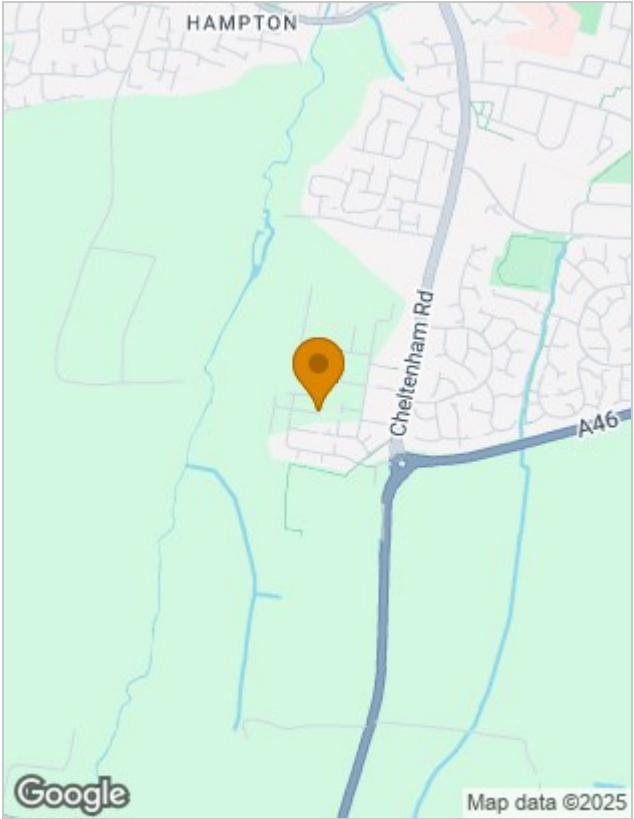


Viewing

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.

Location Map



Energy Performance Graph

