



22 Codling Road, Evesham, WR11 3JE

Asking price £325,000







# 22 Codling Road

Evesham, WR11 3JE

- A delightful modern three bedroom family home
- Single garage plus parking
- Conservatory
- Sunny aspect to the rear
- Show home condition
- Three bedrooms, two bathrooms

A beautifully presented detached three-bedroom, two-bathroom family home, complete with a garage, off-road parking, and a sunny rear garden, ideally positioned on the edge of this highly sought-after development.

Designed with light and space in mind, many of the rooms enjoy double or even triple aspect windows, creating an exceptionally bright and welcoming atmosphere throughout.

The home is approached via a neat paved pathway leading to the front entrance. Stepping inside, a stylish hallway greets you, featuring a convenient downstairs cloakroom and stairs rising to the first floor. The impressive open-plan kitchen, dining, and family room is fitted with a comprehensive range of wall and base units, integrated appliances, and a light and airy conservatory — perfect for entertaining or family living.

The dual aspect sitting room offers an abundance of natural light and provides a comfortable and elegant space for relaxation.

Upstairs, the first floor hosts three generously sized bedrooms and a contemporary family bathroom. The principal bedroom benefits from a stylish ensuite shower room, while both the master and second bedroom include fitted wardrobes, offering excellent storage solutions.

Externally, the property continues to impress. The rear garden enjoys a bright, sunny aspect and is mainly laid to lawn with a paved patio area —ideal for outdoor dining or family gatherings. The space is enclosed by a combination of walling and fencing, ensuring privacy and security. To the side, off-road parking is neatly tucked away in front of the garage, which is equipped with power and lighting.



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## Additional Information

Tenure: Freehold

Local Authority: Wychavon

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

EPC Rating: C

## 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



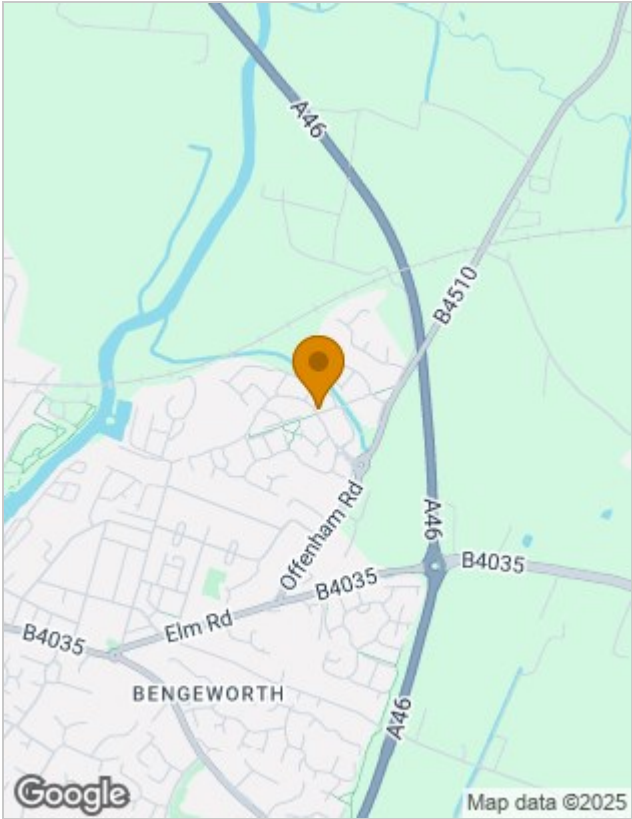
Viewing

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

