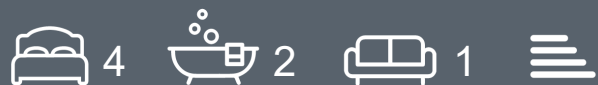




1 Hollyhocks Close, Evesham, WR11 3EQ

Offers in excess of £400,000





CHRISTIAN
LIVING

Offers in excess of £400,000

1 Hollyhocks Close

Evesham, WR11 3EQ

- A fabulous family home
- Ample parking
- Peaceful location
- Four double bedrooms, two bathrooms
- Beautifully stocked rear gardens
- Modern and energy efficient

An exceptional four double bedroom family home showcasing open-plan living at its finest!

This beautifully presented and generously proportioned home has been thoughtfully remodelled and meticulously updated by the current owners, creating an ideal space for modern family living. With its flexible layout and stylish design, the property is perfectly suited to a wide range of buyers, from growing families to those looking to upsize.

Nestled at the end of a quiet no-through road within a sought-after development, the home enjoys a peaceful and private setting, away from passing traffic. The location offers a sense of tranquillity while still being conveniently situated for local amenities, schools, and transport links. To truly appreciate the size, quality, and prime position of this impressive home, an in-person viewing is strongly recommended.

The property offers a well-balanced and thoughtfully designed layout, comprising: a welcoming entrance hall, a spacious living room ideal for relaxing or entertaining, and a stunning open-plan kitchen/dining area which includes integral appliances such as a fridge freezer & dishwasher & bi-fold doors with integral blinds that open seamlessly onto the rear garden. Additional ground floor features include a practical utility room and a convenient downstairs WC as well as Amtico flooring.

Upstairs, the home continues to impress with four generously sized double bedrooms. The master bedroom benefits from fitted wardrobes and a contemporary en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom.

Externally, the rear garden is beautifully maintained and well-stocked with mature plants & porcelain slabbing, creating a private and peaceful outdoor retreat. To the front, a driveway provides ample off-road parking, and the garage with an electric door has been partially converted, offering excellent storage or potential for further use, such as a home office or gym (subject to necessary consent)



Additional Information

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

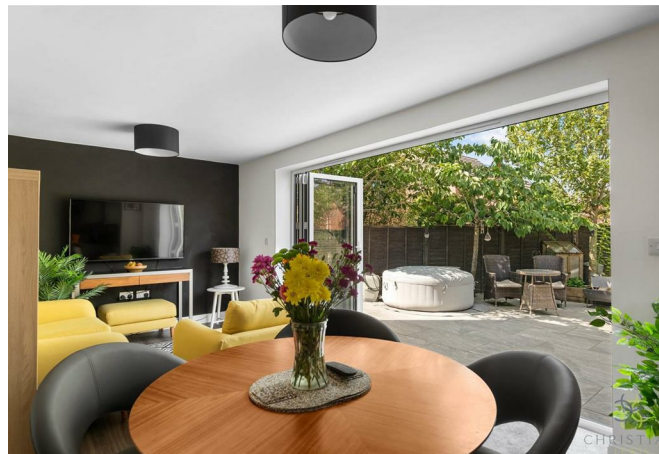
Local Authority: Wychavon District Council

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

EPC Rating: Previously a C (Awaiting a new one)

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.

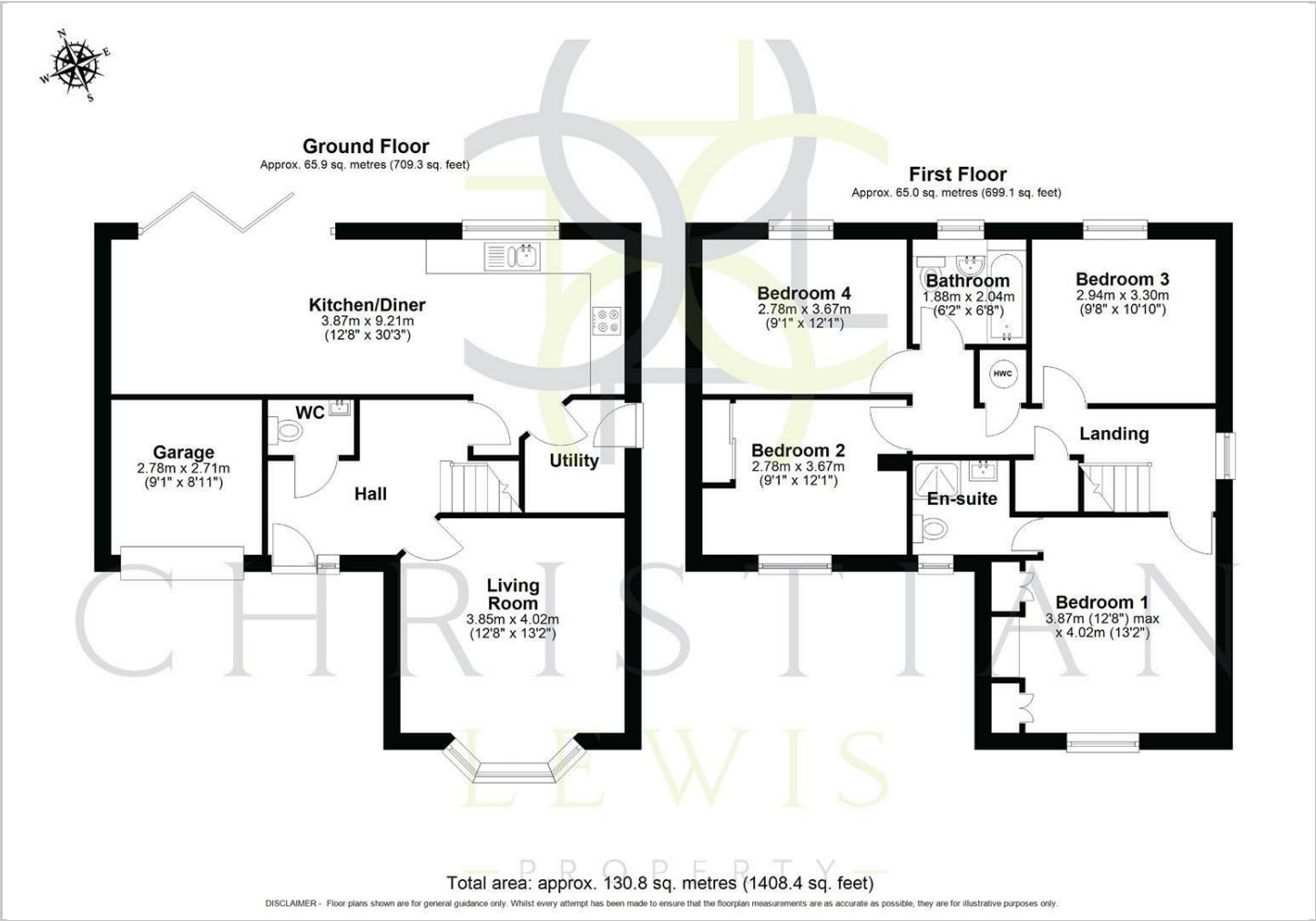






CHRISTIANA
LEWIS

Floor Plans

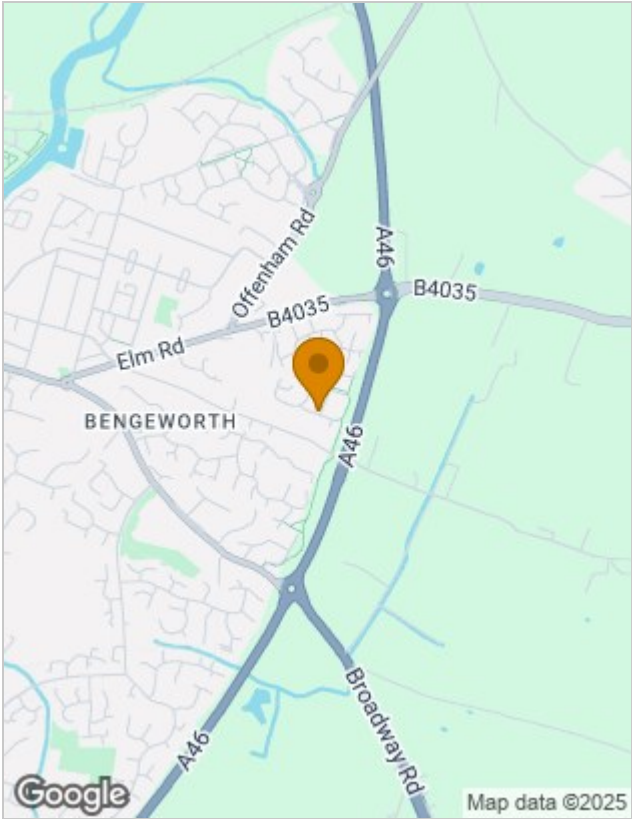


Viewing

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

