



32 Hawthorn Road, Evesham, WR11 1HP

Offers over £375,000





CHRISTIAN  
LEWIS

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# 32 Hawthorn Road

Evesham, WR11 1HP

- A fabulous four bedroom home
- Beautiful refurbished kitchen with quartz work tops
- Conservatory
- Private rear garden which isn't overlooked
- Parking
- Large utility

A beautiful detached home situated in a peaceful and desirable location, benefiting from complete privacy with no passing traffic. The property boasts a secluded and generously sized rear garden, offering a tranquil outdoor retreat ideal for relaxation and entertaining.

Thoughtfully upgraded and meticulously maintained by its current owners, this exceptional home presents a rare opportunity for buyers seeking a property that is truly move-in ready. Offering over 1,500 sqft of well-designed living space, the home is deceptively spacious and must be seen in person to fully appreciate its generous proportions, prime location, and the high standard of finish throughout.

The accommodation is arranged over two floors and comprises: an inviting entrance hall, a convenient downstairs WC, a utility room, and a recently refitted, high-quality kitchen with a spacious dining area—ideal for family meals and entertaining which opens into a bright and airy conservatory that enjoys views of the garden. The stylish living room features a modern media wall, creating a comfortable and contemporary space to relax.

Upstairs, the property offers four well-proportioned bedrooms. The master bedroom benefits from a recently updated en-suite shower room and built-in wardrobes, while the remaining bedrooms are served by a well-appointed family bathroom.

Externally, the property features a private driveway providing ample parking for multiple vehicles. The beautifully maintained side and rear gardens are well-stocked with mature planting and enjoy complete privacy, offering a peaceful outdoor sanctuary.



## Additional Information

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

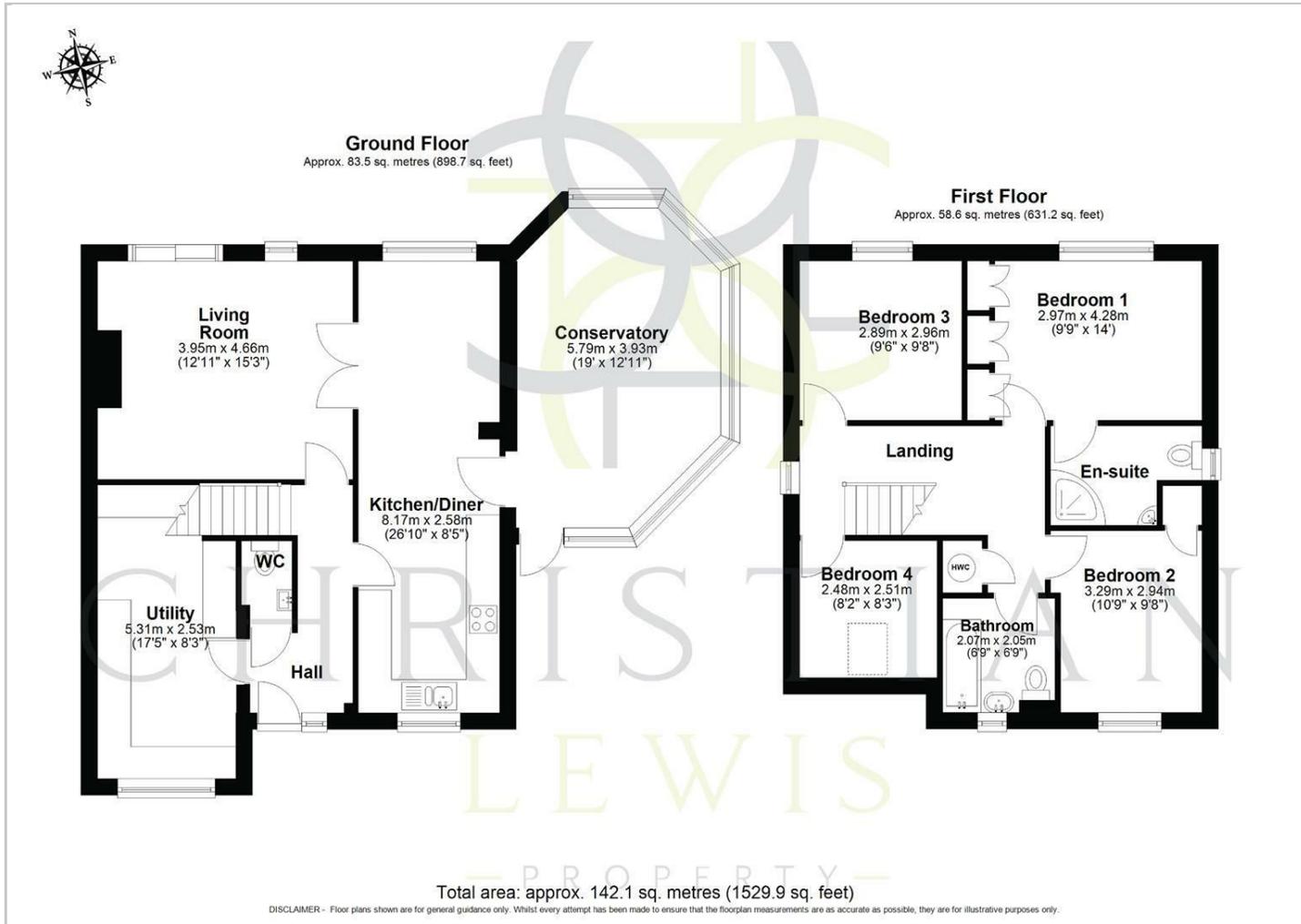




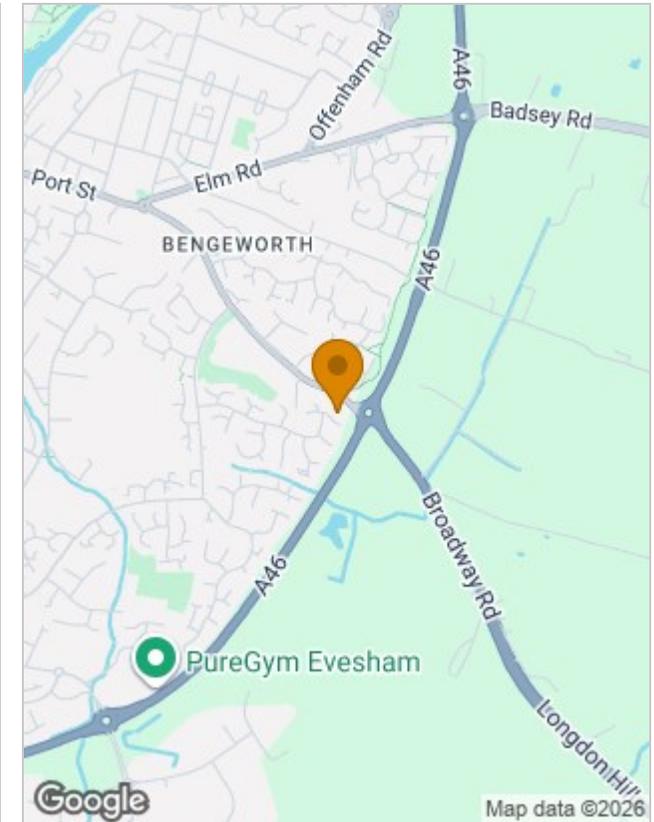


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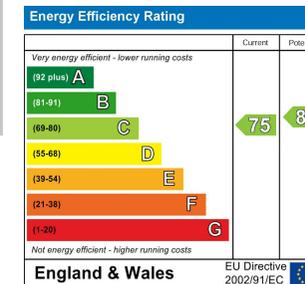
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.