



33 Simon De Montfort Drive, Evesham, WR11 4NR

Asking price £750,000



CHRISTIAN
LEWIS
—PROPERTY—



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LEWIS

33 Simon De Montfort Drive

Evesham, WR11 4NR

- A substantial detached property spanning just shy 3,000sqft
- It would suit a whole host of potential purchasers
- Extended kitchen/diner with sky lights and ample natural light
- Situated down the bottom of road, offering a peaceful position
- A super master bedroom with fitted wardrobes and large wet room
- Large driveway providing parking for multiple cars and single garage

This impressive and generously proportioned detached home is nestled on the prestigious Simon de Montfort Drive, a quiet and exclusive no-through road that offers both privacy and a sense of community. Perfectly positioned at the bottom of the cul-de-sac, the property enjoys a tranquil setting while remaining close to local amenities and transport links.

This exceptional home, which has been carefully updated and extended by the present owners, provides approximately 3,000 sqft of adaptable living accommodation. The versatile layout has been designed to suit the needs of many — whether it's a family looking for single-level comfort or a growing household seeking generous space and flexibility. Stepping inside No. 33, you are immediately met with a remarkable sense of openness and quality craftsmanship. The well-proportioned rooms flow seamlessly, offering versatile spaces that can easily adapt to a variety of living arrangements and needs.

The ground floor is arranged to include a porch, entrance hall, comfortable living room, and a contemporary kitchen/diner with an island unit. Additional features include a utility room, W/C, and two double bedrooms — the master benefitting from fitted wardrobes and a spacious wet room — together with a separate shower room. On the first floor, you'll find four generously proportioned bedrooms, thoughtfully designed to provide comfort and privacy. One of these bedrooms enjoys the convenience of a modern ensuite, while the remaining rooms are served by a well-appointed family bathroom, ideal for both everyday living and hosting guests.

Outside, the property boasts a generous wrap-around garden, predominantly laid to lawn and offering a high degree of privacy, making it perfect for outdoor entertaining or relaxing in seclusion. Additionally, there is a convenient single garage and ample off-road parking, providing both practicality and ease for residents and visitors alike.



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Additional Information

Tenure: Freehold

Local Authority: Wychavon District Council

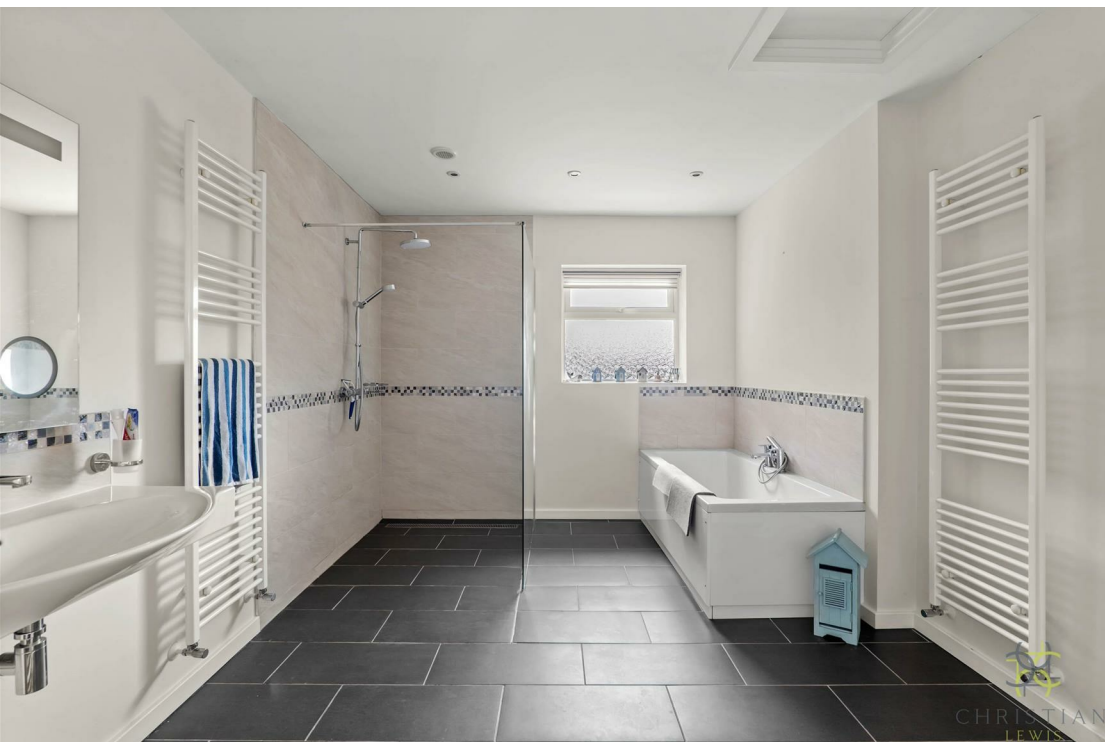
Council Tax Band: We understand that the Council Tax Band for the property is Band F

EPC Rating: C

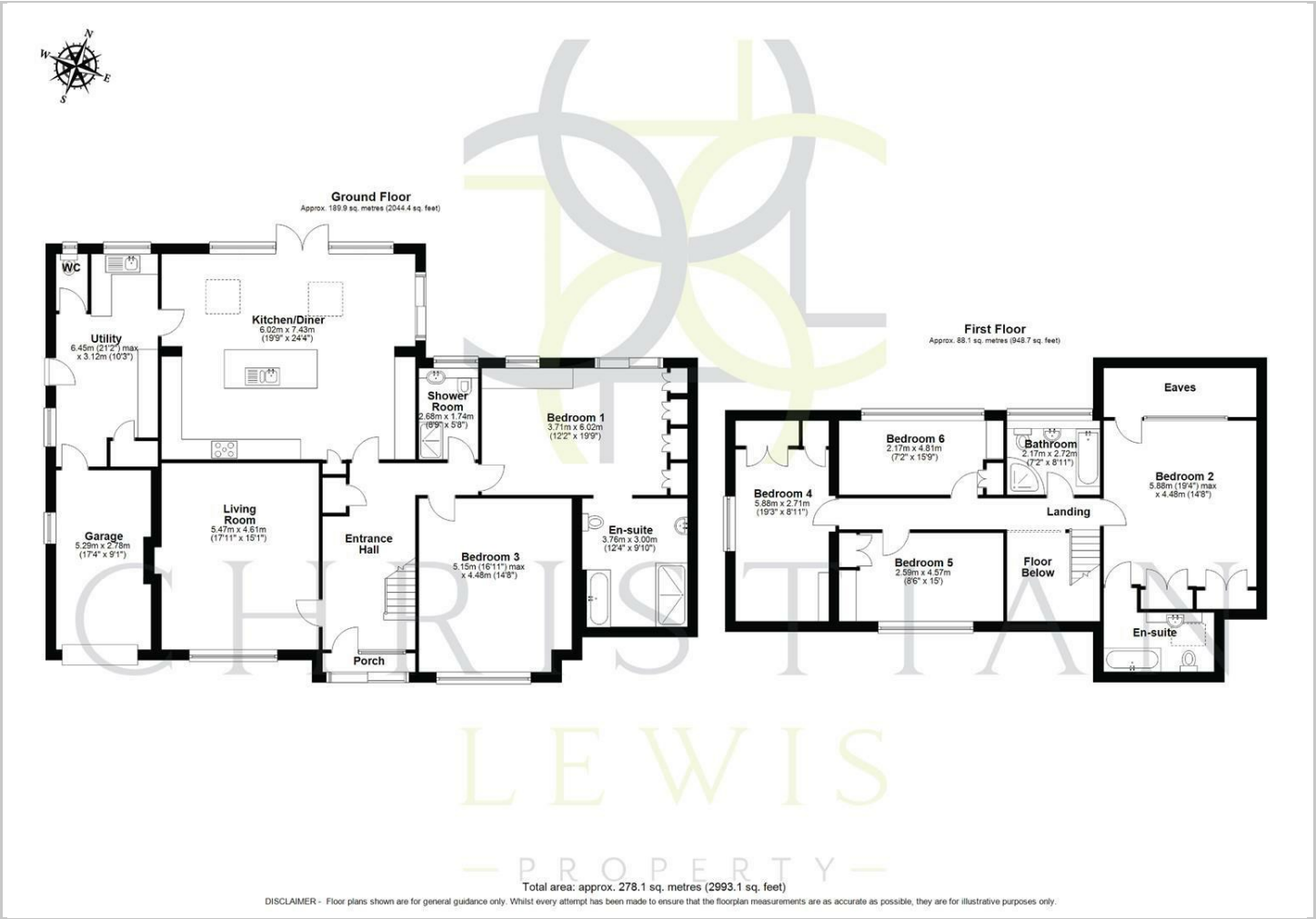
Agents note - Probate is still outstanding

Disclaimer

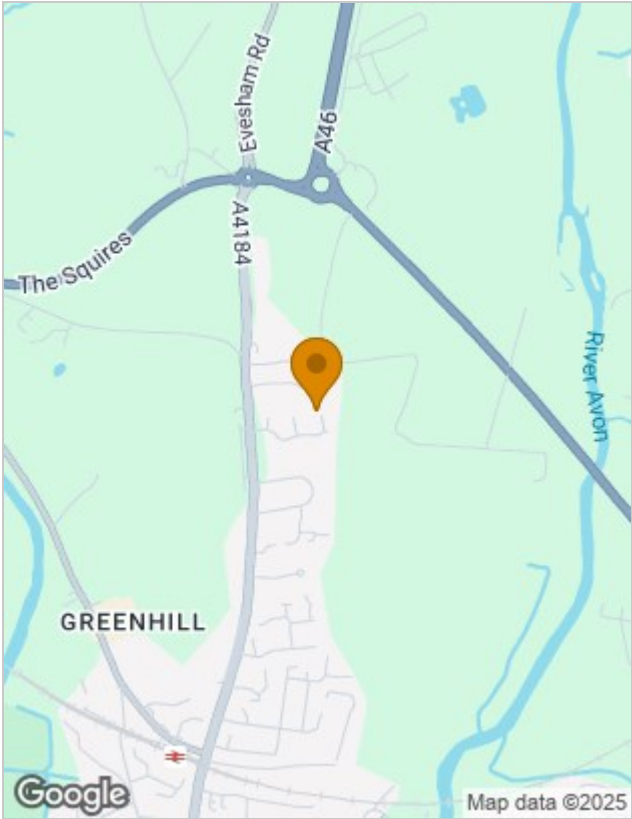
Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained 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.



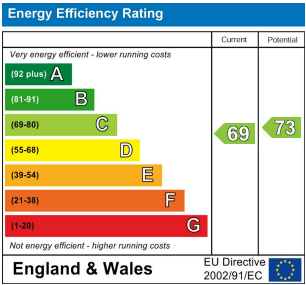
Floor Plans



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.