



3 Niblett Corner, Evesham, WR11 2SE

Guide price £360,000





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- A detached family home with wonderful outlook
- Single garage plus parking
- Three bedrooms
- Modern and energy efficient

A SUPERB OUTLOOK OVERLOOKING GREEN SPACE

Positioned in one of the most desirable spots within the development, this attractive home presents an excellent opportunity for both discerning downsizers seeking a quieter lifestyle and buyers looking to upsize into a well-balanced property. A standout feature is its enviable setting on the edge of the development, accessed via a private drive, which provides a sense of exclusivity and a more secluded, non-estate feel rarely found in similar homes.

The accommodation is thoughtfully arranged and comprises a welcoming entrance hallway, a comfortable and well-proportioned lounge, a spacious kitchen/breakfast room ideal for both everyday living and entertaining, and a convenient ground floor WC.

Upstairs, the property offers three bedrooms, including a generously sized principal bedroom with its own ensuite shower room, alongside a modern family bathroom serving the remaining bedrooms.

Externally, the home continues to impress with off-road parking, a single garage providing additional storage or secure parking, and a private rear garden—perfect for relaxing or enjoying outdoor dining.

Overall, this is a well-located and versatile home offering both comfort and practicality in a highly sought-after position.



Additional Information

Tenure: We understand that the property for sale is Freehold
Local Authority: Wychavon District Council
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.

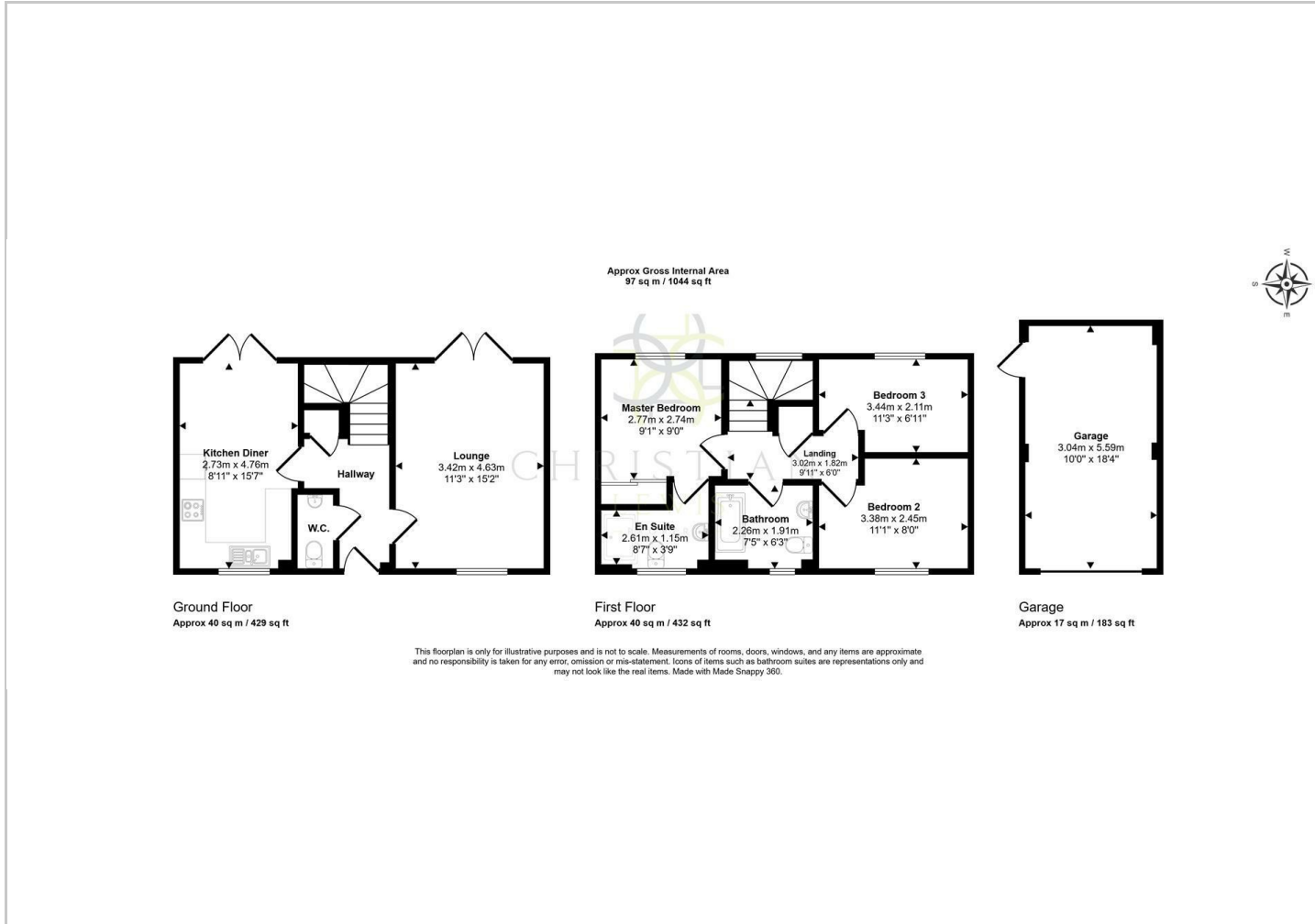
Please inform us if you become aware of any information being inaccurate.



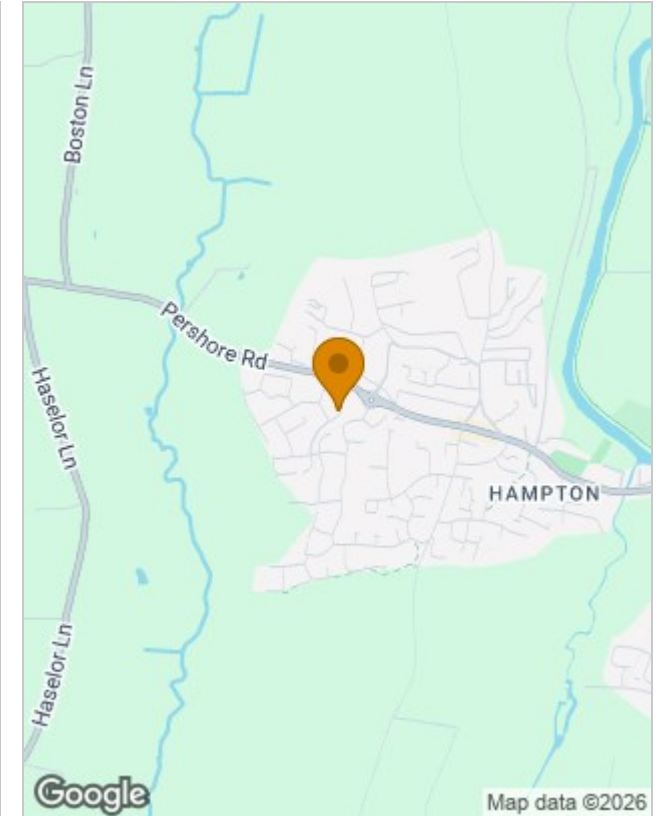




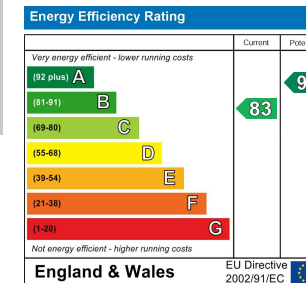
Floor Plans



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.