



2 Andrews Drive, Evesham, WR11 2JN

Guide price £500,000

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# 2 Andrews Drive

Evesham, WR11 2JN

- A fabulous executive four bedroom detached family home
- Recently refurbished kitchen
- Close to river walks and amenities
- Parking plus double garage
- Private rear garden
- Show home condition

A beautifully renovated detached family home with a detached double garage, ideally situated within easy reach of all the amenities, shops, schools, and transport links that the charming market town of Evesham has to offer.

Lovingly and thoughtfully updated by the current owners, the property has undergone an extensive programme of improvements with no expense spared, resulting in a stylish and contemporary family home finished to an excellent standard throughout. Offering generous and well-balanced living accommodation, the property provides the perfect blend of modern design and practical family living, and truly must be viewed internally to be fully appreciated.

The accommodation begins with a welcoming entrance hallway leading to a convenient ground floor W/C. The spacious double-aspect living room is filled with natural light, creating a bright and comfortable space ideal for both relaxing and entertaining. There is also a separate dining room, perfect for formal dining or family gatherings. At the heart of the home is a superbly appointed, recently installed fully fitted kitchen, finished with modern units and integrated appliances, complemented by a useful separate utility room providing additional storage and laundry space.

Upstairs, the property continues to impress with four generously sized bedrooms. The principal bedroom benefits from a stylishly refitted en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom, which has also been recently upgraded to a high standard.

Externally, the property offers ample off-road parking to the front, along with a well-maintained front garden. To the rear, there is a beautifully landscaped garden, thoughtfully designed to provide an ideal outdoor space for relaxation, entertaining, and enjoying the afternoon and evening sun. The property also benefits from a detached double garage, offering excellent additional storage or secure parking.



### 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 F

EPC Rating D

### 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.

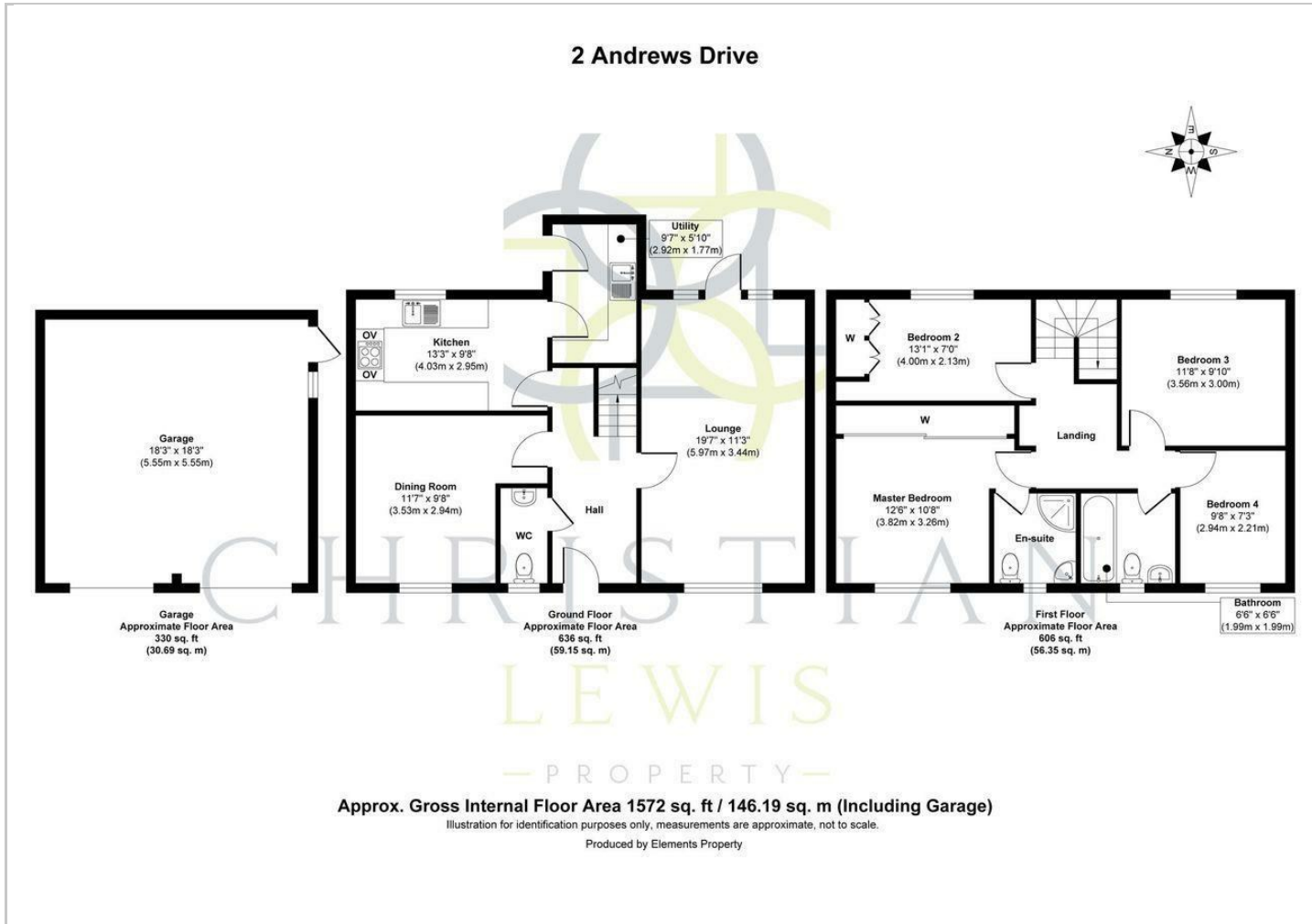
Please inform us if you become aware of any information being inaccurate.







## Floor Plans



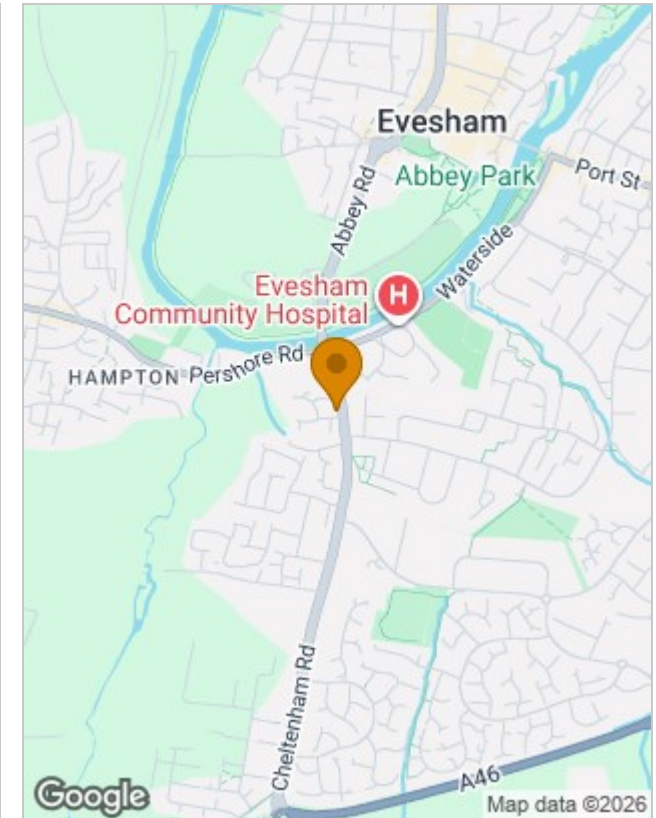
## Viewing

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

