



4 Codling Road, Evesham, WR11 3JE

Guide price £435,000





CHURCHILL
LEWIS

4 Codling Road

Evesham, WR11 3JE

- A modern detached family home
- Four bedrooms, two bathrooms
- Energy efficient
- Double garage
- Parking
- A forever family home

A detached, modern home with double garage.

This stunning and exceptionally spacious detached family home is situated on the edge of an exclusive development in Evesham, offering a perfect blend of modern comfort and timeless elegance. Designed with contemporary family living in mind, the property boasts a flexible and well-proportioned layout, making it ideal for both relaxed everyday life and stylish entertaining.

At the heart of the home is a generously sized kitchen diner, perfect for family meals and social gatherings. A versatile playroom or study provides the flexibility to adapt to changing needs, whether as a dedicated workspace or a fun-filled children's area. The formal dining room offers an elegant setting for special occasions, while the beautifully light-filled lounge provides a welcoming and spacious retreat for relaxation.

Upstairs, four generously sized bedrooms ensure ample space for the whole family. The master suite benefits from an en-suite bathroom, while the remaining bedrooms share a well-appointed family bathroom. Each room is designed with comfort and practicality in mind, making this an ideal home for growing families.

Externally, the property is equally impressive. A double garage and off-road parking offer convenience and security, while the private, enclosed garden provides a safe and peaceful outdoor space for children to play or for hosting summer gatherings.

Additional benefits include double glazing, gas central heating, and all mains services, ensuring a warm and energy-efficient home. Furthermore, the property comes with the remainder of its NHBC warranty, offering peace of mind for future homeowners.

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Additional Information

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

Local Authority: Wychavon

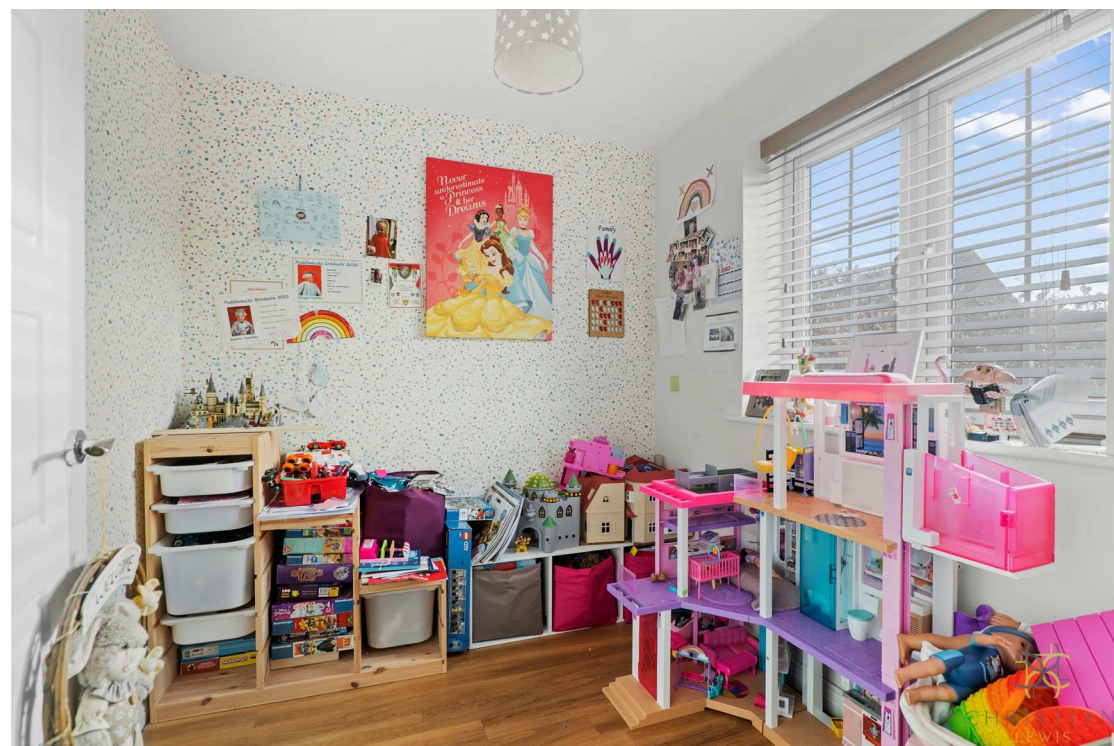
Council Tax Band: We understand that the Council Tax Band for the property is Band F

EPC Rating: B

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.

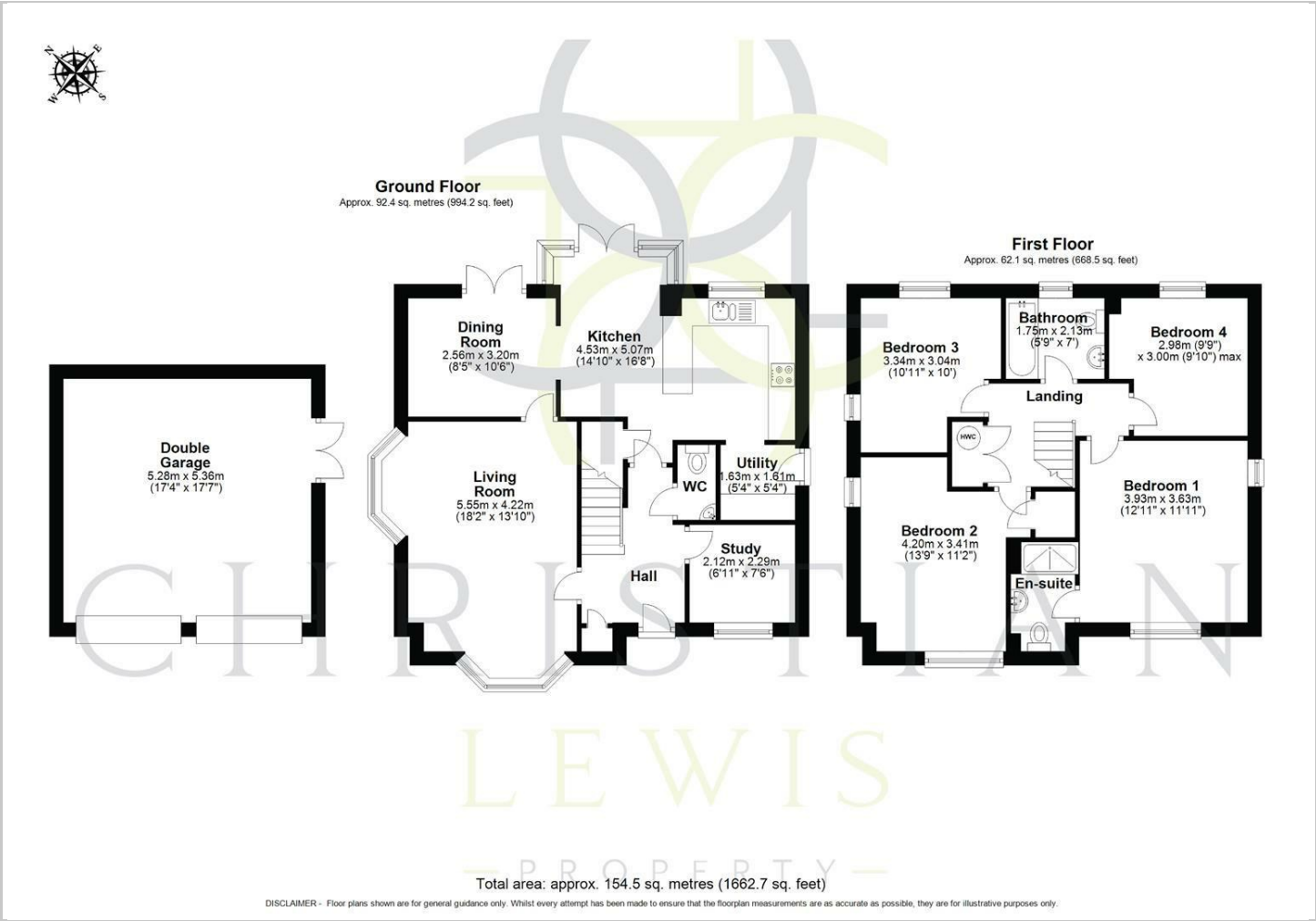






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Floor Plans

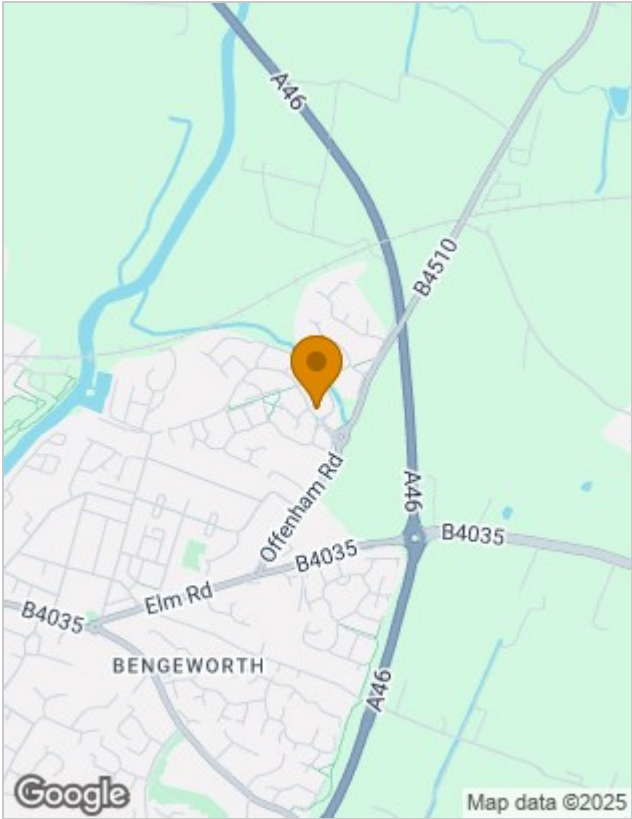


Viewing

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

