



2 Balliol Gardens, Evesham, WR11 2BF

Offers in the region of £335,000



CHRISTIAN  
LEWIS  
—PROPERTY—



# 2 Balliol Gardens

Evesham, WR11 2BF

- Not your average Bloor Home
- Show home condition
- Single garage
- Parking
- Upgraded and enhanced with every upgrade you could think of
- Overlooking the green
- Private garden which isn't overlooked
- Three double bedrooms, two bathrooms

If you've been searching for a brand-new home but haven't quite found one that ticks every box, this stunning "nearly new" property could be the answer. Move-in ready and upgraded to an extraordinary standard, this is a true showstopper that blends modern living with bespoke, high-quality finishes.

Measuring an impressive 1,369 sq. ft. and only a year or so old, the home is beautifully positioned with open views and has been thoughtfully enhanced by the current owners. Every detail has been carefully considered, from solid oak internal doors and luxurious quartz worktops to a boiling water tap, premium tiled flooring, custom oversized vanity units, and Bosch integrated appliances. To complete the picture, bespoke fitted wardrobes by Hammonds add both elegance and practicality. It's incredibly rare to find such a new home with this level of attention to detail and investment.

The accommodation is perfectly laid out for modern family living. The welcoming entrance hall leads to a bright and comfortable living room, while the heart of the home is the stylish kitchen/diner, fully fitted and designed for both everyday use and entertaining. A handy utility area and a convenient ground-floor W/C add further practicality.

Upstairs, the first floor offers two spacious double bedrooms and a sleek family bathroom. The top floor is entirely dedicated to a luxurious master suite, complete with its own walk-in wardrobe and private ensuite, creating the perfect retreat.

Externally, the property continues to impress with off-road parking, a single garage with double doors opening into the garden, and a private east-facing rear garden – ideal for enjoying morning sun and outdoor living.

This property is more than just a house – it's a home that combines modern build quality with a host of bespoke upgrades, ready to move straight into without lifting a finger.



## Additional Information

Tenure - Freehold

Council Tax - Band D

Local Authority - Wychavon District Council

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.



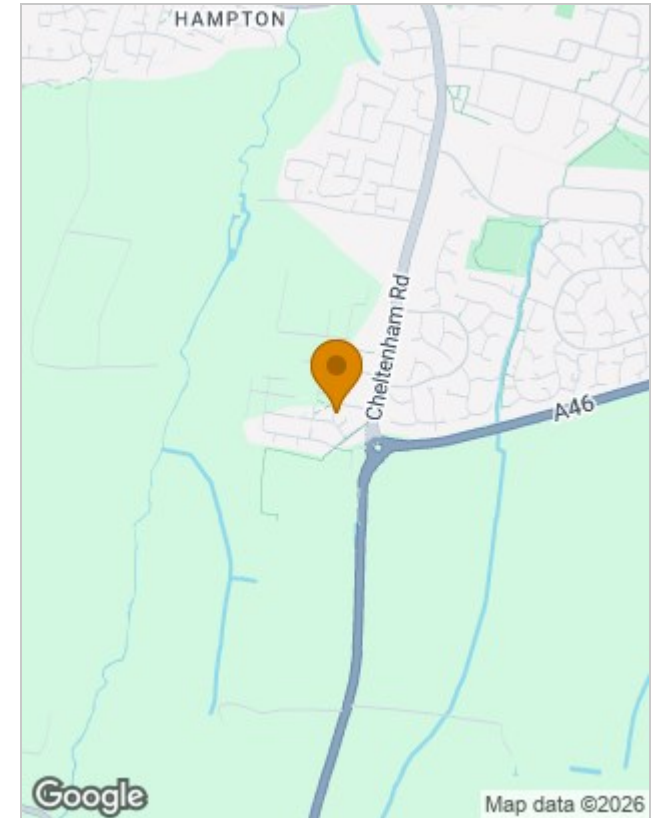




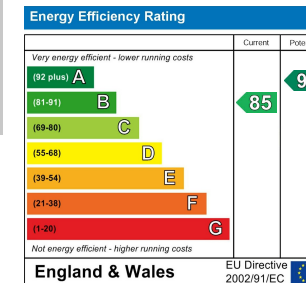
## Floor Plans



## 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.