



5 Shannon Way, Evesham, WR11 3FF

Asking price £475,000

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# 5 Shannon Way

Evesham, WR11 3FF

- A brilliant Bryant family home situated in the highly regarded Cotswold Rise
- A lovely vibe and feel
- Landscaped and well stocked rear garden
- Four bedrooms, two bathrooms
- Parking plus double garage
- Must be viewed

## A BRILLIANT BRYANT FAMILY HOME

Situated within the ever-popular 'Cotswold Rise' development, just off Broadway Road, this impressive four bedroom detached family home offers spacious and versatile accommodation, perfectly suited to modern family living.

The property comprises four well-proportioned bedrooms and two bathrooms, complemented by flexible ground floor living spaces. At the heart of the home is a stunning kitchen/diner/family room, designed for sociable, everyday living. In addition, there is a separate dining room, a cosy sitting room, and a convenient ground floor W/C, providing further functionality and adaptable space for family life or entertaining guests.

Externally, the home continues to impress with a beautifully landscaped and mature rear garden, carefully cultivated over a number of years to create a truly breath-taking outdoor space. It offers a high degree of privacy and is perfect for relaxing, entertaining, or enjoying the seasons.

To the front, the property benefits from a generous driveway providing ample off-road parking for multiple vehicles, leading to a detached double garage. A side gate offers convenient access to the rear garden, while a pathway guides you to the welcoming front entrance.

This exceptional family home combines style, space, and functionality in a sought-after location, and early viewing is highly recommended to fully appreciate everything it has to offer.



## 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 F

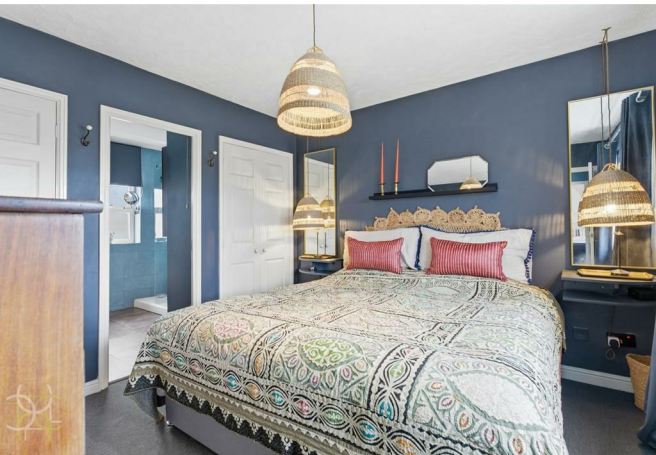
EPC Rating C

## 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.

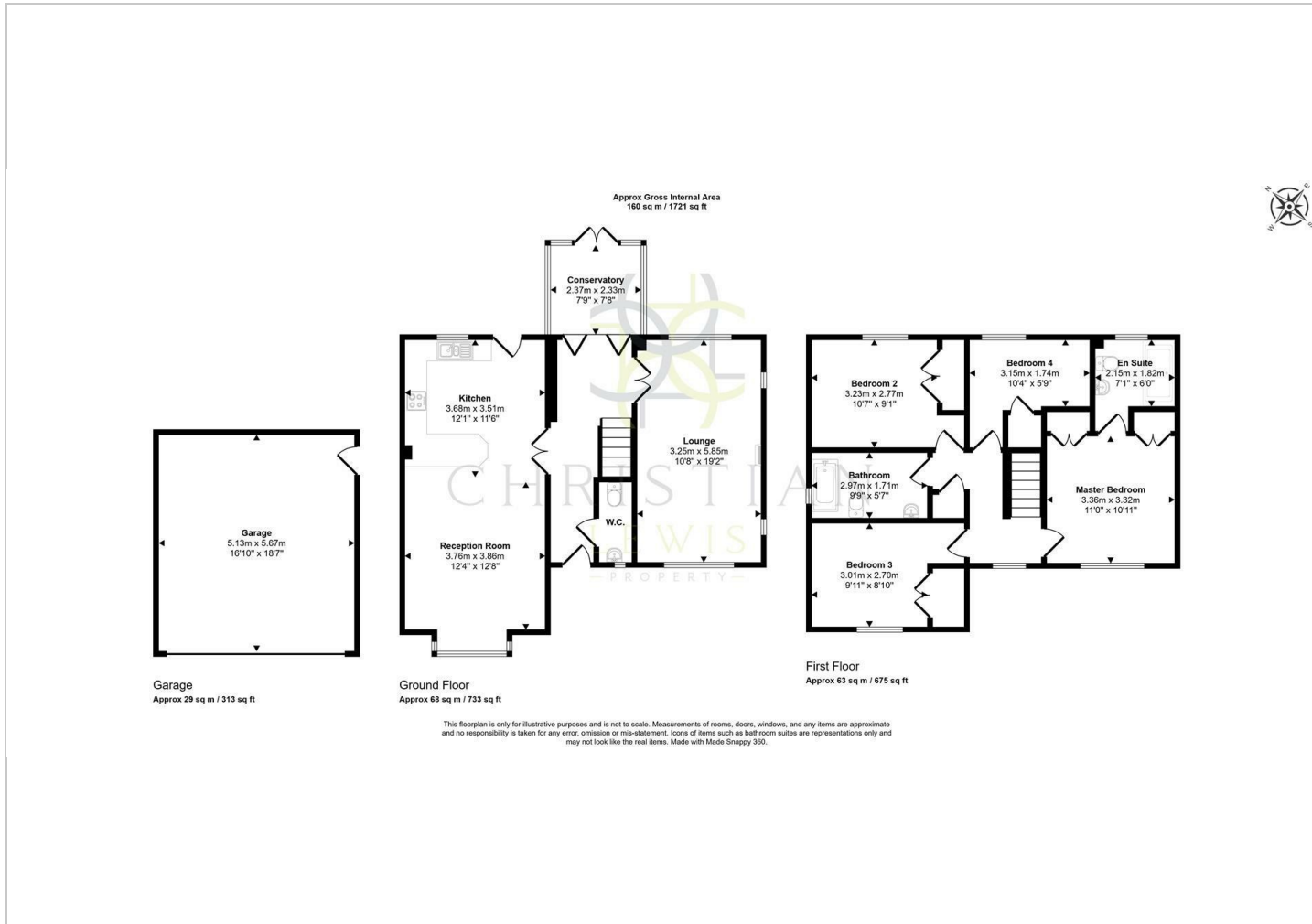
Please inform us if you become aware of any information being inaccurate.



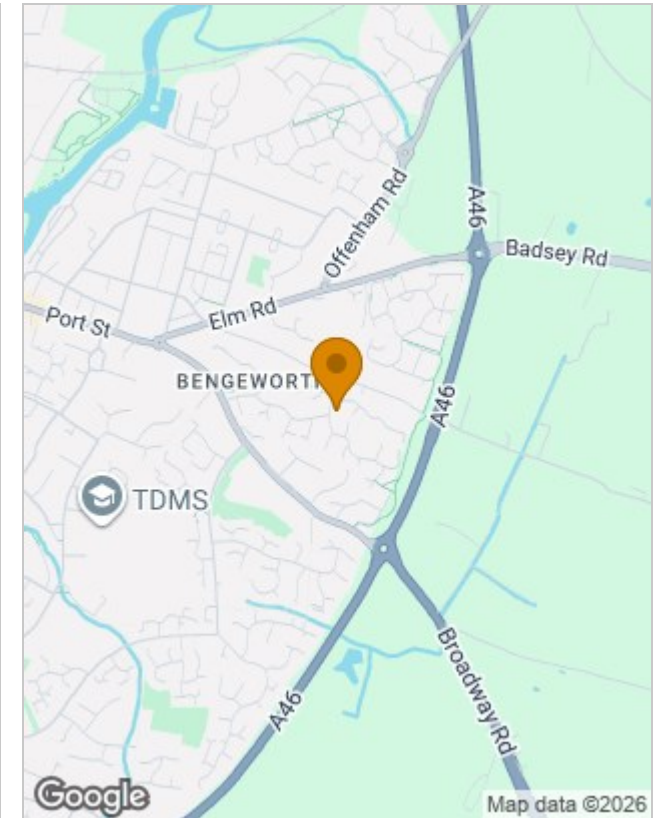




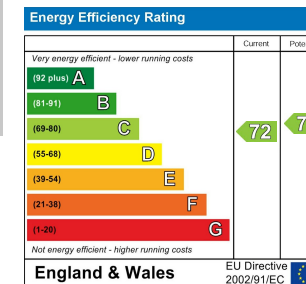
## Floor Plans



## 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.