



55 Falkland Road, Evesham, WR11 1XS

**£340,000**



CHRISTIAN  
LEWIS  
PROPERTY



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A beautifully presented, generously proportioned family home featuring four bedrooms and two bathrooms, complete with two reception rooms, a kitchen diner, and a spacious conservatory at the rear. Nestled in a tranquil location near the cul-de-sac's end, the property is equipped with double glazing and gas central heating. It includes a utility room and a convenient downstairs WC.

Approached through a recently paved driveway providing ample off-road parking, the front door opens into an inviting entrance hallway. Ascend the stairs from the hallway to the first floor, where you'll find doors leading to the two primary reception rooms. The spacious sitting room boasts a bay window overlooking the front and a captivating feature fireplace. The rear kitchen diner is truly impressive, adorned with modern wall and base units, a ceramic sink, breakfast bar, and an under stairs larder. It seamlessly connects to the conservatory, featuring power, lighting, and a radiator. An archway leads to the utility room and downstairs WC. The second reception room offers versatility and can serve various purposes, such as a playroom, dining room, or office.

On the first floor, you'll discover four bedrooms and a family bathroom. The master bedroom includes an en-suite and built-in wardrobes.

Outside, the property boasts front parking and a rear enclosed garden, predominantly laid to lawn with a spacious patio, perfect for al fresco dining.



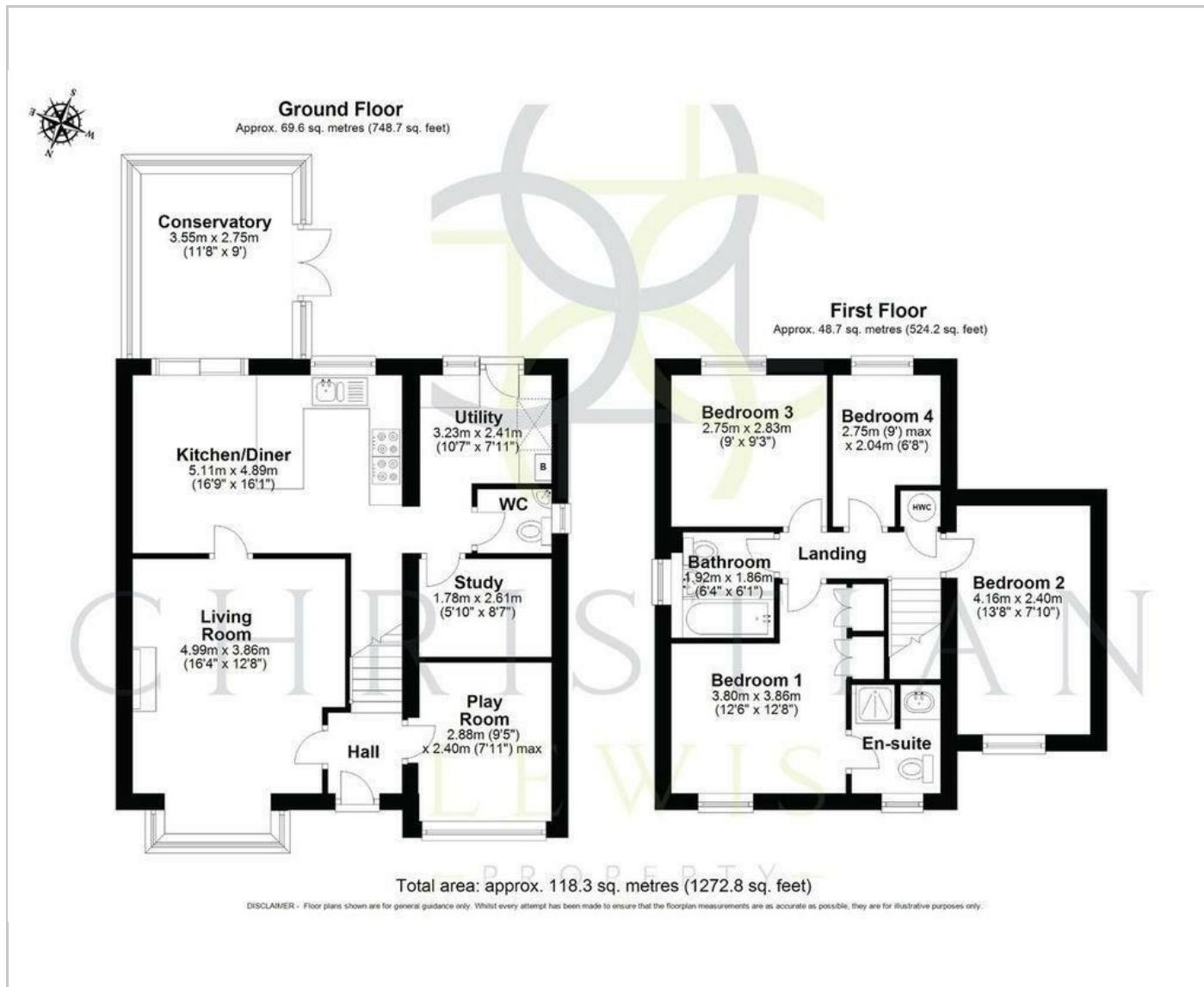
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Additional Information

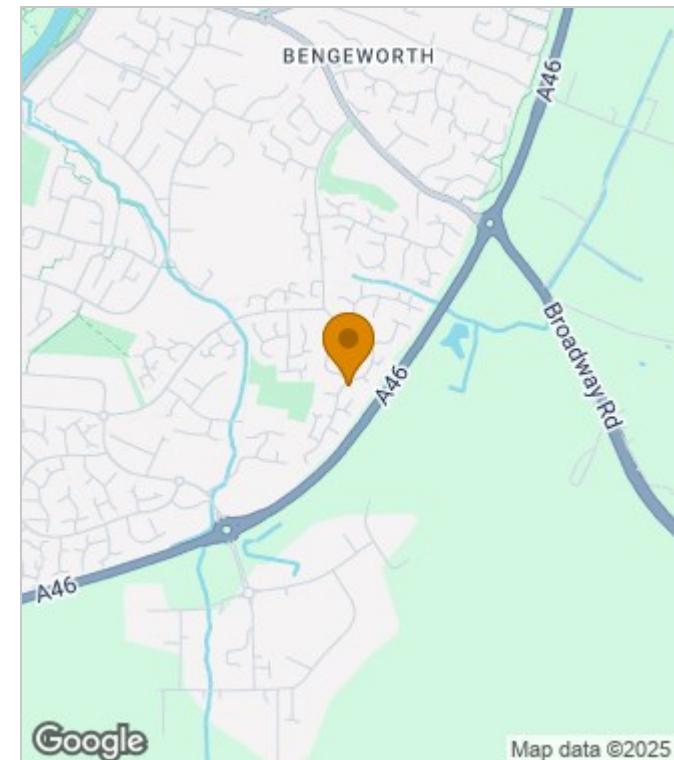
Tenure: We understand that the property is for sale  
Freehold.  
Local Authority: Wychavon District Council  
Council Tax Band: We understand that the Council Tax Band for the property is Band D  
EPC Rating: D



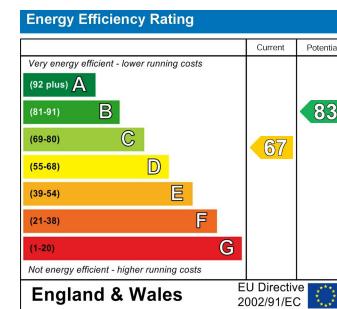
## Floor Plans



## Area Map



## Energy Performance Graph



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