

37 Sunset Way, Evesham, WR11 3JX

Asking price £450,000

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CHRISTIAN LEWIS PROPERTY



37 Sunset Way

Evesham, WR11 3JX

- Five bedroom detached family home
- Parking
- Chain free
- Two reception rooms

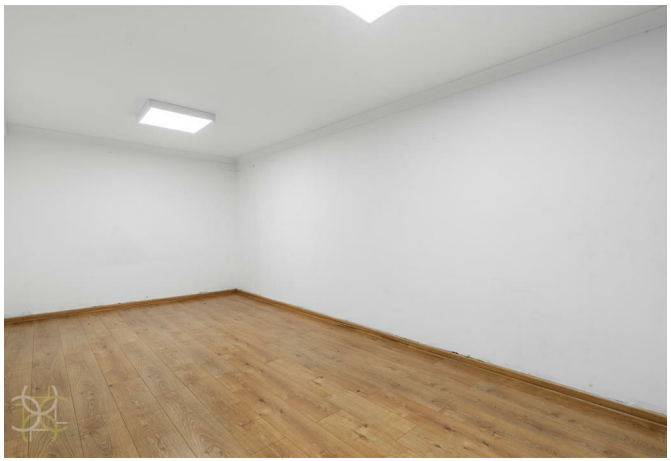
This stunning five-bedroom detached home is ideally situated on the outskirts of Evesham, within easy reach of the town centre and offering convenient access to the A46. The property benefits from a generous driveway providing off-road parking for three or more vehicles, alongside a double garage.

Upon entering, a welcoming hallway provides access to the spacious lounge, second reception room and impressive open-plan kitchen/dining area. The contemporary kitchen is fitted with a range of stylish wall and base units, integrated appliances and a central island, offering additional preparation space and useful storage. Adjoining the kitchen is a practical utility room, providing space for white goods and benefiting from a convenient ground-floor W.C.

Both the kitchen and utility room provide access to the rear garden, which has been thoughtfully arranged over two levels. A paved terrace offers an ideal space for outdoor dining and entertaining, while the lower level features a well-maintained lawn, providing a pleasant space for relaxation.

To the first floor, there are four well-proportioned bedrooms, two of which benefit from their own en-suite shower rooms. A modern family bathroom, comprising a wash basin, W.C. and bathtub, serves the remaining bedrooms. The fifth bedroom, although more compact, offers excellent versatility and is currently utilised as a home office, making it ideal for those working remotely or requiring additional flexible living space.





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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

Anti Money Laundering & Financial Regulations

In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

A non-refundable AML verification fee of £60 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.

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.



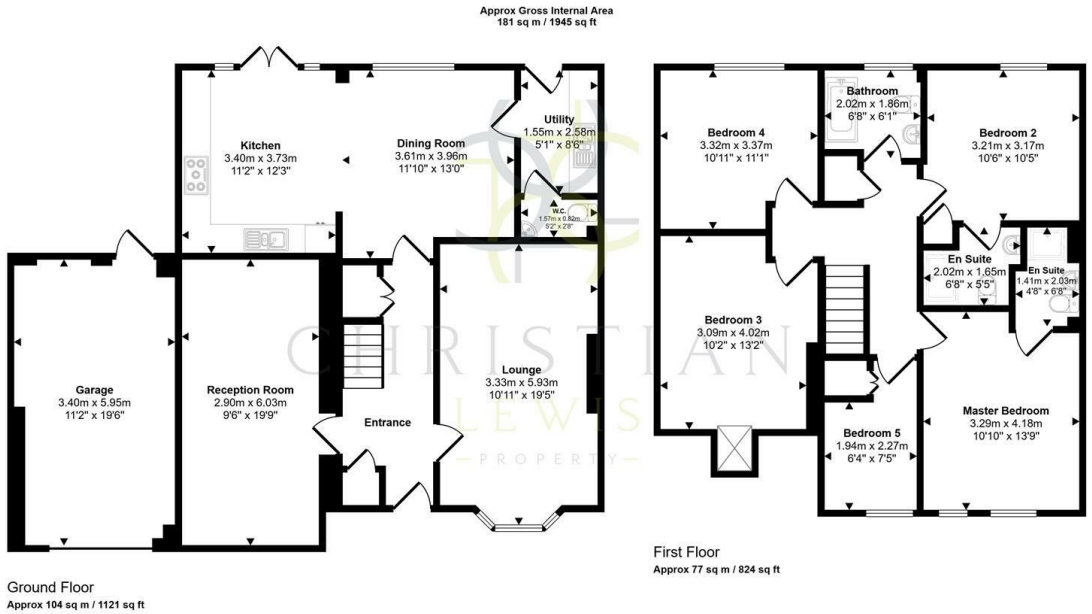




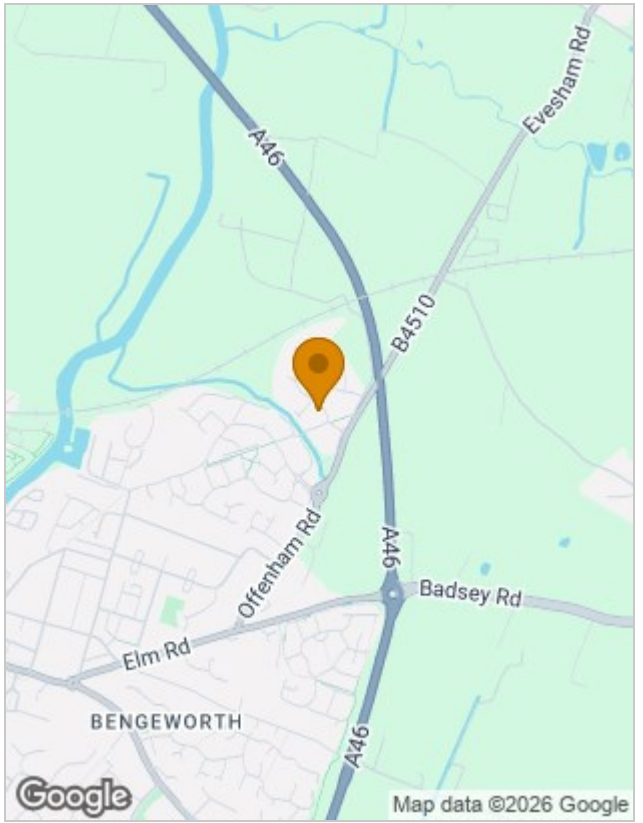




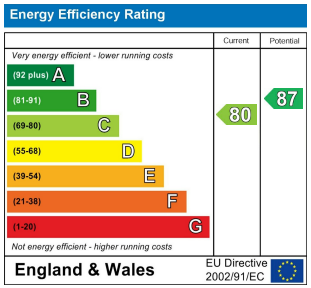
Floor Plans



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.

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