



48 Robins Corner, Evesham, WR11 4RJ

Offers over £280,000

 4  3  2  C



# 48 Robins Corner

Evesham, WR11 4RJ

- Show home condition
- Flexible living
- Four bedrooms, three bathrooms
- Parking and garage

SHOW HOME CONDITION - Lovingly owned since new

A comfortable, well-presented and generously proportioned family home, benefitting from a south-facing enclosed garden and a highly convenient location. Built by Bloor Homes in 2009, this attractive property offers modern living with excellent access to the town centre, mainline rail links to London Paddington, and picturesque riverside walks nearby.

The ground floor accommodation is both practical and inviting, featuring a well-appointed kitchen/breakfast room fitted with a comprehensive range of units and worktops. Integrated appliances include a double oven, gas hob with extractor hood, and dishwasher, creating a functional and sociable space for everyday living. The spacious living room provides a welcoming environment, with French doors opening directly onto the rear garden, allowing for plenty of natural light and seamless indoor-outdoor living.

On the first floor, the property offers a well-proportioned principal bedroom complete with built-in wardrobes and a private en-suite shower room. Also on this level are a further bedroom and a study, ideal for home working or flexible family use.

The second floor continues to impress, featuring additional well-sized bedrooms, including one with its own en-suite, along with a family bathroom serving this level, making the layout particularly well-suited to growing families or those requiring guest accommodation.

Throughout, the home benefits from uPVC double glazing, gas central heating, and quality carpets and flooring, all contributing to its ready-to-move-into appeal.

Externally, a driveway to the side provides off-road parking and leads to a garage, offering further storage or secure parking. The enclosed rear garden is a standout feature, enjoying a desirable south-facing aspect and comprising a patio area, lawn, and well-stocked borders—perfect for relaxing, entertaining, or family enjoyment.

Offers over £280,000



## 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: C

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.



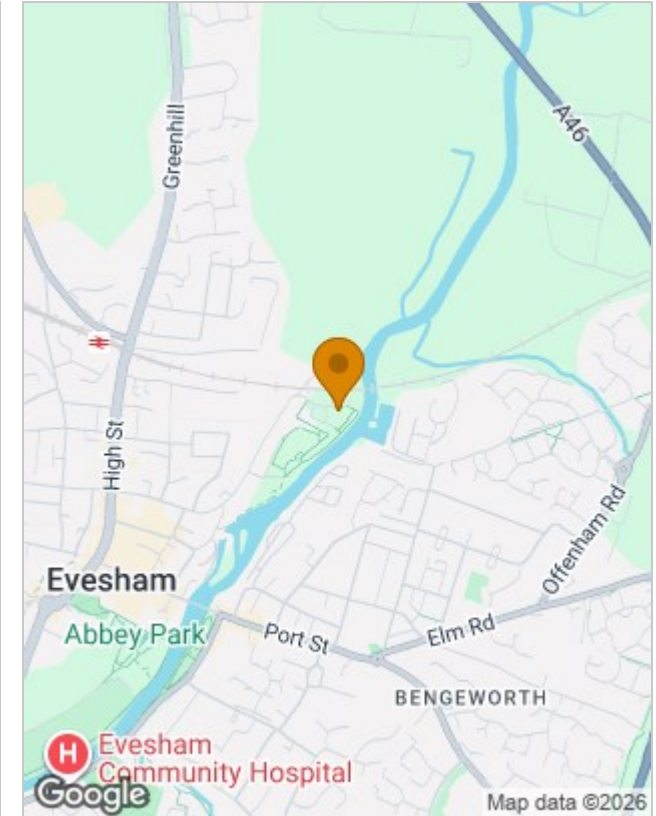




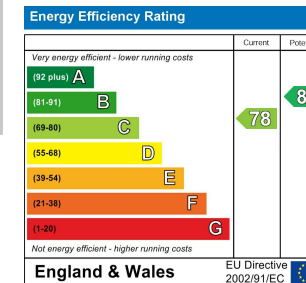
## Floor Plans



## 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.