



4 Wisteria Drive, Evesham, WR11 3GD

Offers over £380,000





4 Wisteria Drive

Evesham, WR11 3GD

- A wonderful four bedroom detached family home
- Beautiful conservatory flooded with natural light overlooking the garden
- Detached
- Parking plus single garage
- Show home condition
- Peaceful location on the development

A beautifully presented and much-improved family home, set within a highly desirable setting and complemented by a wonderfully landscaped rear garden designed for both relaxation and outdoor entertaining.

This spacious and thoughtfully arranged property offers a wealth of attractive features throughout, enhancing the comfortable and practical layout of the accommodation. Upon entering, you are welcomed by a generous reception hall that creates an immediate sense of space and provides access to the principal ground floor rooms. The spacious sitting room is a particularly inviting living area, ideal for both everyday family life and entertaining guests. Glazed doors open directly into the conservatory, allowing natural light to flow through the home and offering delightful views across the beautifully maintained rear garden.

The kitchen/breakfast room is well equipped and designed with practicality in mind, featuring an extensive range of fitted units that provide ample storage and workspace. It also includes a cooker, hob, and extractor hood, making it a functional and sociable space for cooking and casual dining. Adjacent to this, the dining room offers an elegant yet comfortable setting for formal meals or family gatherings.

On the first floor, a bright and airy landing leads to four well-proportioned bedrooms. The main bedroom benefits from its own en-suite shower room, providing added convenience and privacy. Bedrooms one and four are further enhanced by fitted wardrobes, offering useful storage solutions. The home is well finished throughout and includes carpets, quality flooring, and fitted blinds, all of which contribute to the property's warm and welcoming atmosphere.

Externally, the property continues to impress. To the front there is ample off-road parking, along with access to a detached garage. A side door from the garage provides convenient access through to the rear garden. The superb landscaped garden has been carefully designed and maintained.

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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

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.

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.







Floor Plans



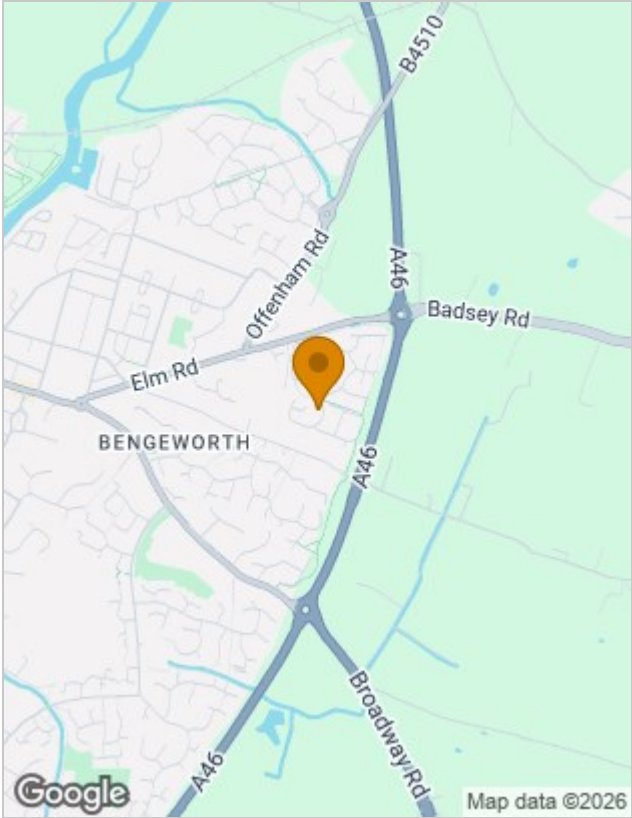
Viewing

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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Location Map



Energy Performance Graph

