



36 Crump Way, Evesham, WR11 3JH

Offers in excess of £450,000





CHRISTIAN
LEWIS

36 Crump Way

Evesham, WR11 3JH

- A detached family home down a private road
- Ample parking
- Four double bedrooms, two bathrooms
- Modern, energy efficient home
- Popular location
- Double garage
- Large kitchen/diner to the rear
- Downstairs study
- Must be viewed
- Sunny aspect to the rear

This property is an exceptional detached family home, ideally positioned to take advantage of a sought-after southerly-facing rear garden, which offers plenty of sunlight throughout the day. Meticulously maintained by the current owners, the home is presented in pristine condition, making it ready to move into without the need for significant improvements.

The ground floor features versatile living spaces that cater to modern family life. The study provides an excellent workspace for those working from home or needing a quiet place for personal tasks. A cloakroom adds convenience, while the spacious living room offers a comfortable setting for relaxation or entertainment. The highlight of the ground floor is the open-plan kitchen and dining area, which fosters a communal atmosphere and is perfect for family meals or hosting guests. The open-plan layout allows natural light to flood the space, creating a bright and welcoming environment.

Upstairs, the property boasts four well-proportioned bedrooms. The master bedroom benefits from the added luxury of an en suite bathroom, offering privacy and convenience. The remaining three bedrooms are ideal for family members or guests and share access to a stylishly appointed family bathroom.

Externally, the property provides off-road parking, making it practical for multiple vehicles. In addition, the detached double garage offers ample storage or additional parking space. The south-facing rear garden is a fantastic feature, offering a private outdoor area that's perfect for relaxation, gardening, or outdoor dining.

Overall, this home is ideal for those seeking a well-presented, functional, and family-friendly property. Viewing is highly recommended to fully appreciate all its features and the excellent location it enjoys.



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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.

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 F

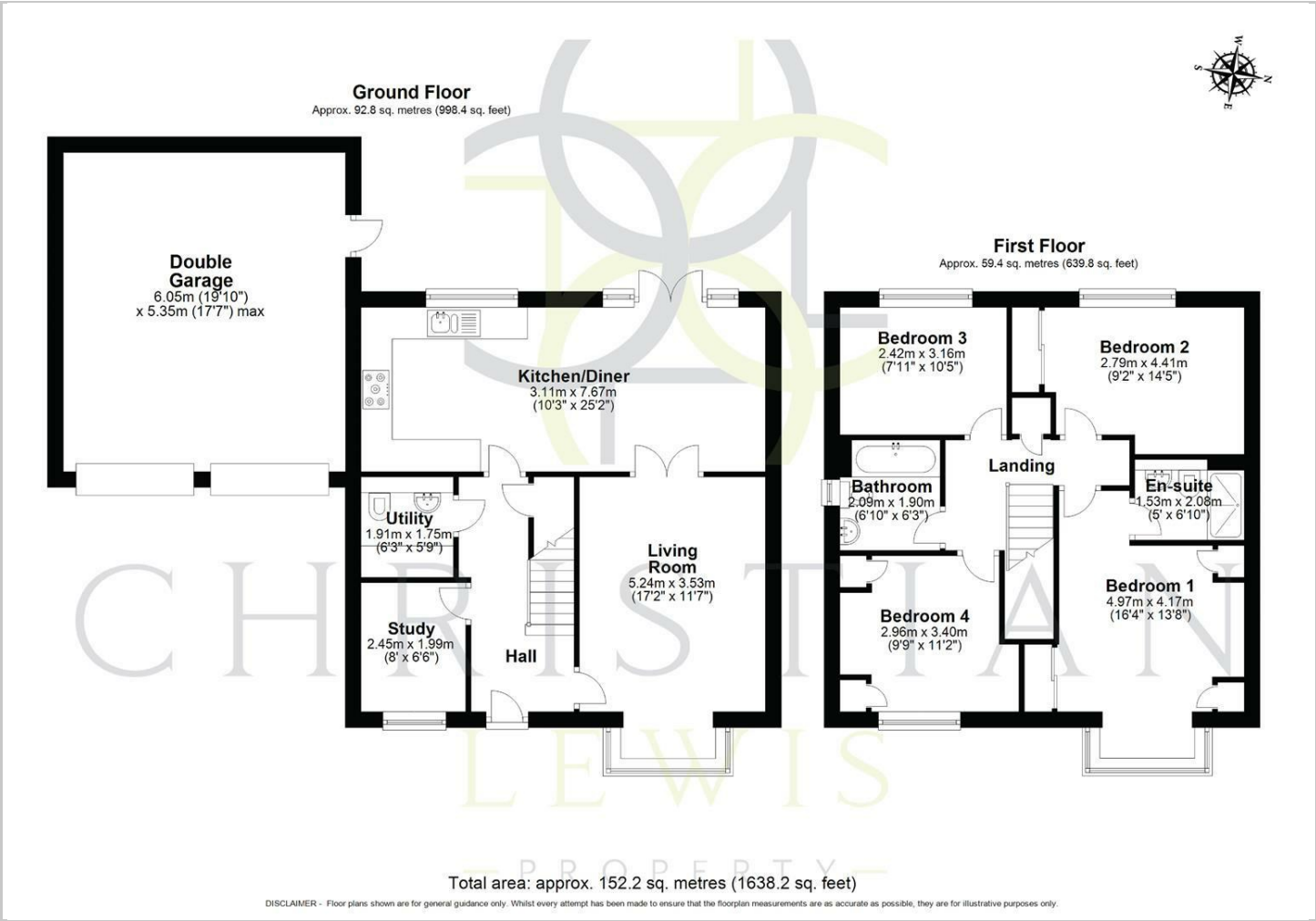
EPC Rating: B





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Floor Plans

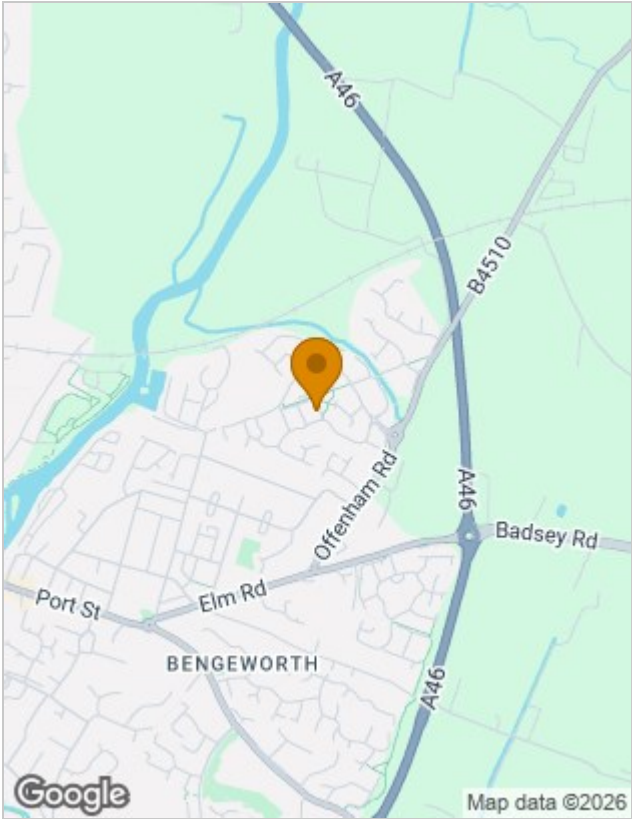


Viewing

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.

Location Map



Energy Performance Graph

