



67 Codling Road, Evesham, WR11 3JD

Offers over £375,000



CHRISTIAN
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PROPERTY



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- A superb family home situated on a corner plot
- Landscaped private rear garden
- Popular location for families
- Single garage and parking at the rear
- Two bathrooms plus a downstairs w/c
- Must be viewed

A fabulous four bedroom detached home situated on a corner plot.

Presenting a superb opportunity to acquire this beautifully presented and modern four-bedroom detached family home, ideally positioned on a desirable corner plot within the sought-after Orchard development.

This impressive property has been thoughtfully maintained by its current owners since new and offers spacious, well-designed accommodation throughout, perfectly suited for contemporary family living. The home boasts a high level of energy efficiency and a stylish, modern interior, creating a warm and inviting atmosphere from the moment you step inside. The property is thoughtfully laid out to provide both comfort and practicality across two floors.

On the ground floor, you are welcomed by a spacious entrance hall that leads to a versatile study—ideal for those working from home. The contemporary kitchen offers ample storage and workspace, perfect for everyday family life and entertaining alike. A convenient downstairs WC adds to the practicality of the home, while the generous lounge provides a relaxing space to unwind, featuring plenty of natural light and access to the rear garden.

Upstairs, the property offers four well-proportioned bedrooms, all of which provide comfortable and flexible living arrangements for families of all sizes. The master bedroom benefits from its own private ensuite shower room, while the remaining bedrooms are served by a modern family bathroom.

Externally, the home benefits from its prominent corner position, providing additional privacy and curb appeal. The garden has been thoughtfully landscaped and is extremely private. To the rear, there is convenient off-road parking and a single garage, further enhancing the practicality of this outstanding property.

This is a rare chance to secure a fantastic family home in a popular residential area – early viewing is highly recommended.



Additional Information

Tenure: We understand that the property is for sale Freehold.

Local Authority: Wychavon

Council Tax Band: We understand that the Council Tax Band for the property is Band E

EPC Rating: C

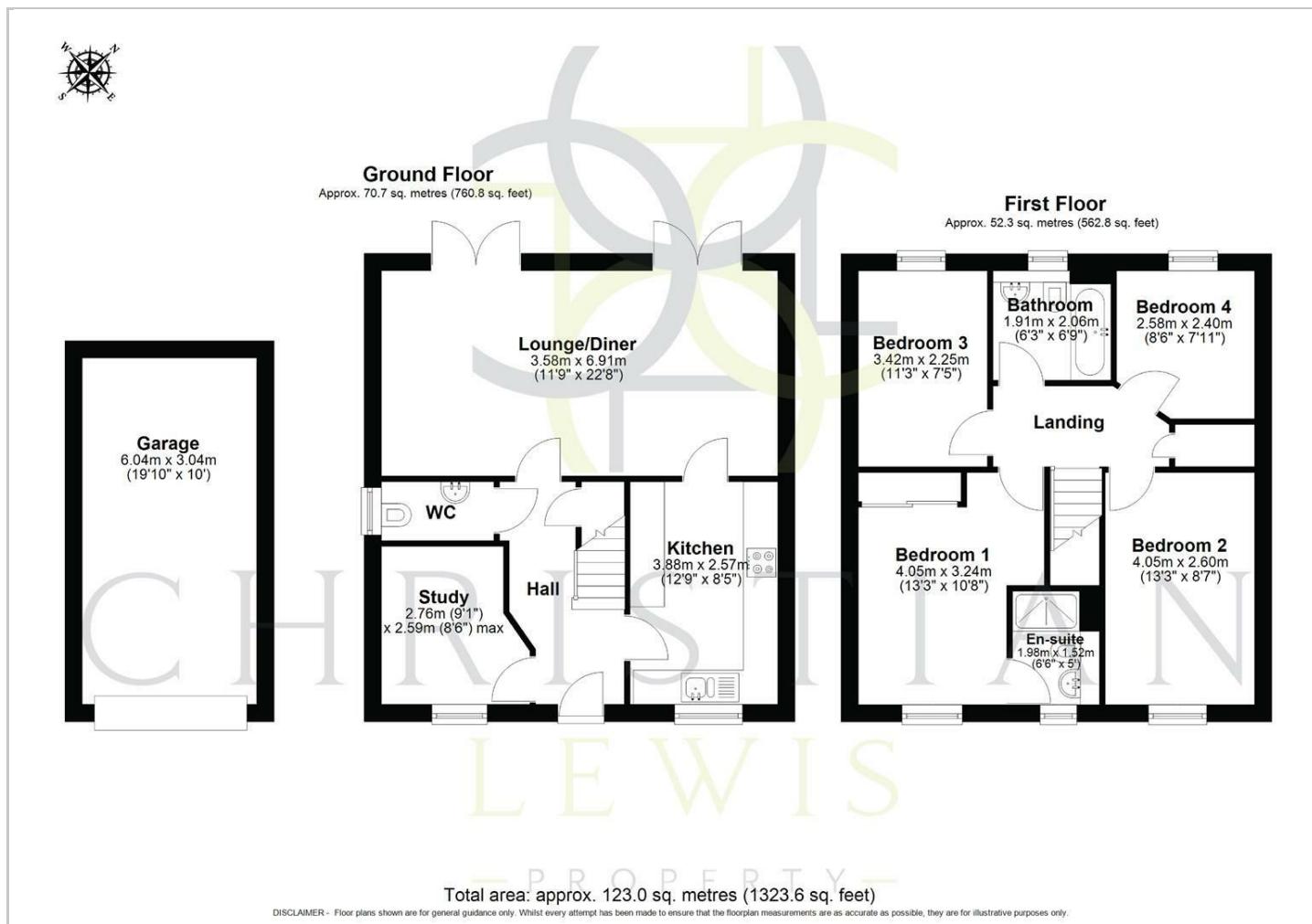
Disclaimer

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.

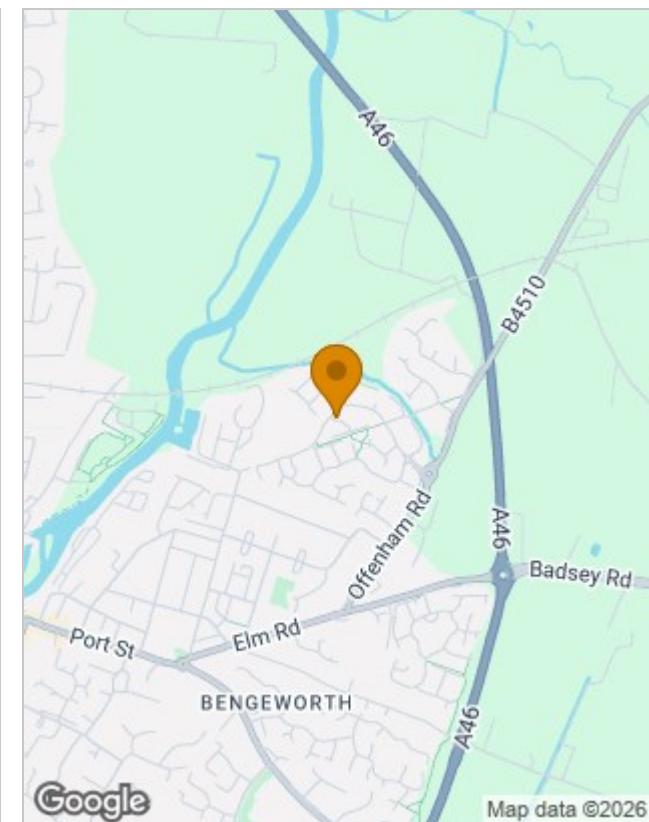




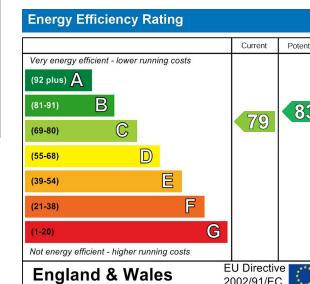
Floor Plans



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.