



14 Sunset Way, Evesham, WR11 3JX

Offers over £450,000

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# 14 Sunset Way

Evesham, WR11 3JX

- A wonderful four bedroom detached family home in a enviable position/plot
- South facing private rear garden
- Log burner
- Show home condition
- Utility room
- Landscaped rear garden

A GREAT POSITION ON THE DEVELOPMENT - LOCATED DOWN A PRIVATE DRIVEWAY, DOUBLE GARAGE, PRIVATE SUNNY REAR GARDEN

A beautifully presented four-bedroom, two-bathroom detached family home, offering spacious and versatile accommodation throughout, complemented by a detached double garage and a private, south-facing rear garden.

The property is thoughtfully arranged to suit modern family living. On the ground floor, there is a welcoming entrance leading to a well-proportioned living room with log burner, ideal for both relaxation and entertaining. At the heart of the home is an open-plan kitchen and dining area, designed to create a sociable and functional space, with ample room for family meals and gatherings. Additional ground floor features include a convenient cloakroom and a separate utility room, providing practical space for laundry and household storage.

Upstairs, the property comprises four well-sized bedrooms, including a principal bedroom with its own en suite shower room. The remaining bedrooms are served by a contemporary family bathroom, making the layout well-suited to families or those requiring guest accommodation or home office space.

Externally, the home continues to impress with a detached double garage offering secure parking and additional storage, along with excellent off-road parking for several vehicles. The private rear garden is south-facing, ensuring a bright and sunny aspect throughout the day, and provides an ideal outdoor space for relaxation, entertaining, or family activities.

Overall, this is a well-appointed and practical family home, combining generous internal space with excellent external features in a desirable layout.



## Additional Information

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

Local Authority: Wychavon District Council

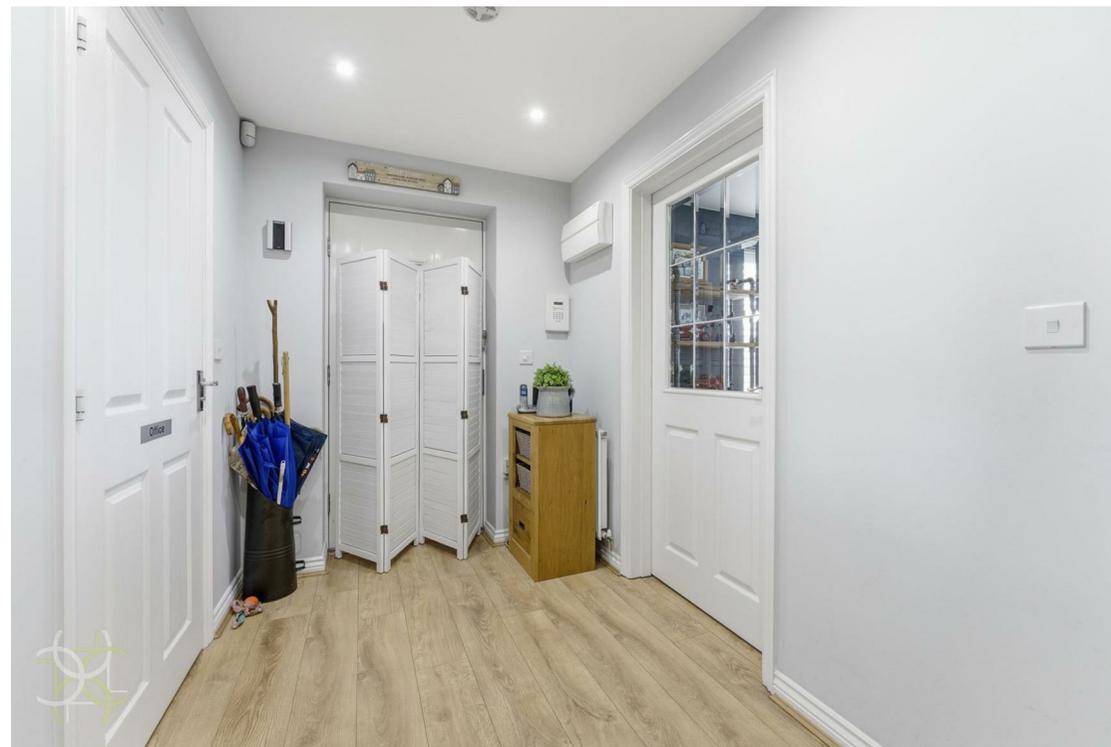
Council Tax Band: We understand that the Council Tax Band for the property is Band F

EPC Rating: C

## DISCLAIMER

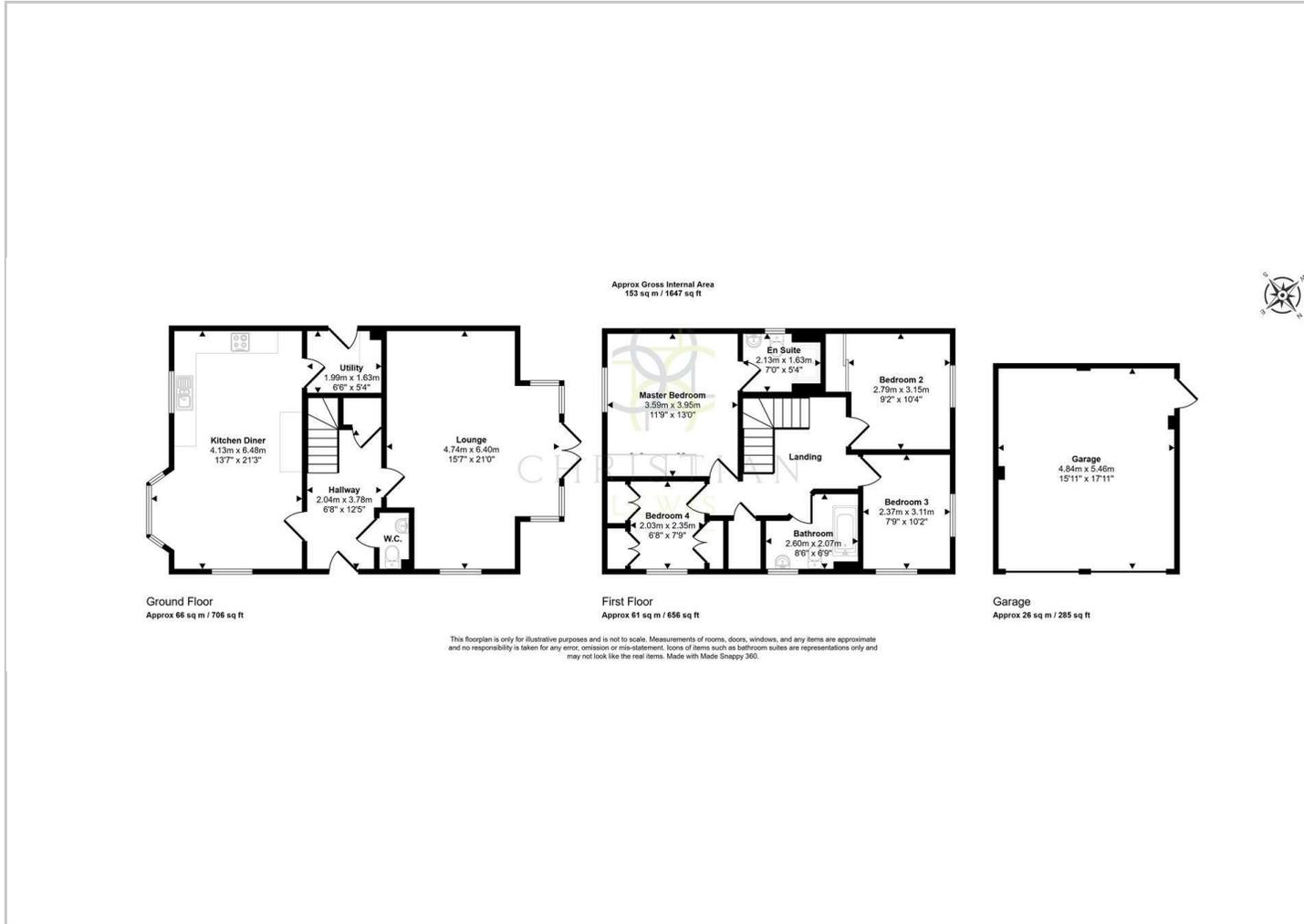
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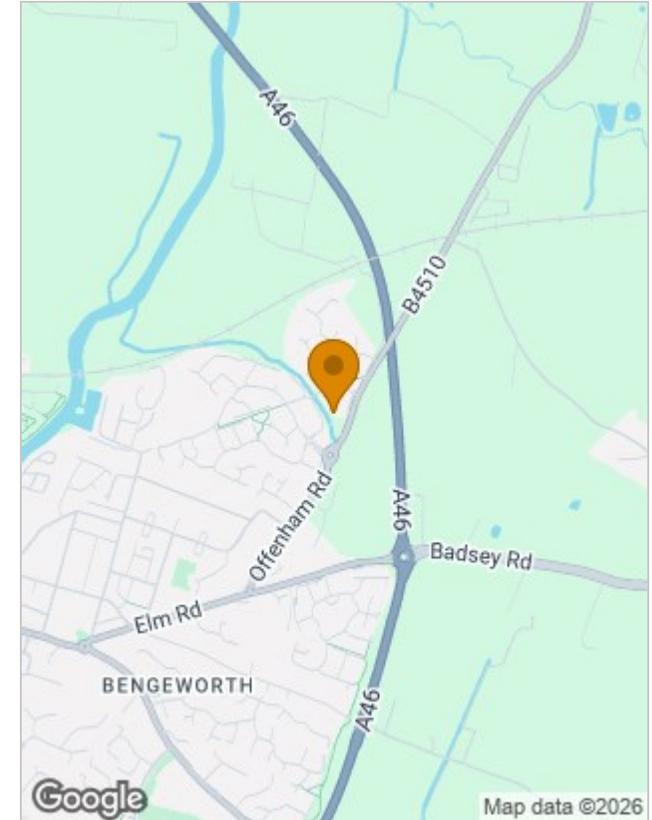




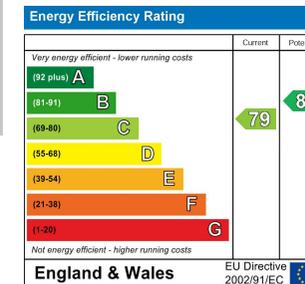
## Floor Plans



## 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.