



**Johnsons**  
PROPERTY CONSULTANTS

36 St. Marks Close, Evesham  
In Excess of £365,000



## 36 St. Marks Close

Evesham, Evesham

Welcome to 36 St Marks Close, a nicely presented property situated on a generous corner plot in a sought-after location.

Upon arrival, you will appreciate the impeccable kerb appeal of this property. The front, rear, and side gardens have been well maintained and offer an abundance of greenery and privacy. The driveway easily accommodates three vehicles, in addition to the larger than standard garage, providing ample parking for you and your guests. Additional storage is also available via a side door.

As you enter through the front door, you are greeted by a spacious entrance hall. This area features stairs leading to the first floor, a walk-in shelved pantry/ store for convenient storage, and a cloakroom/W.C. – a practical addition for busy households. To the front of the house, you will find a cosy family room, perfect for unwinding after a long day. This room could alternatively be used as the fifth bedroom.

The heart of the home lies in the open plan kitchen/ diner. Here, you will find a range of modern fitted units, breakfast bar and laminate roll top worktops, providing both style and functionality. The built-in cooker, hob, and extractor are ideal for cooking up delicious meals, and the windows overlooking the front and rear allow natural light to flood the room, creating a bright and welcoming atmosphere. The kitchen also includes an integrated fridge. A door from the dining room also leads out to a side porch (second entrance). Adjacent to the kitchen is a utility room, complete with additional fitted cupboard units, granite worktops, a Belfast sink and space for appliances such as a washing machine, tumble dryer and fridge-freezer.

The living room is a true sanctuary, featuring a central fireplace with a solid fuel burner, creating a warm and inviting atmosphere during the colder months. The patio doors open onto the rear gardens, seamlessly blending indoor and outdoor living spaces, perfect for entertaining friends and family.

As we venture upstairs, the landing leads to four well-appointed bedrooms. The primary suite with adjacent dressing room and en-suite shower room, features fitted wardrobes and cupboards for ample storage, ensuring a clutter-free environment. The remaining bedrooms offer versatility, providing space for a growing family or the opportunity to create a home office or hobby room. A family bathroom, complete with a bath with shower and screen, basin, and W.C., serves the remaining bedrooms, meeting the needs of the entire household.

The rear gardens have been thoughtfully landscaped, utilising artificial turf to create a low maintenance and practical space for all-year-round relaxation and entertaining. Whether you're hosting a summer BBQ or enjoying a peaceful evening outdoors, this area provides a pleasant escape from the demands of daily life.

In the garden can be found a multi-function room, currently configured as office space comprising multiple sockets around the room and an integrated telecom system, linked to the main house. This room benefits from a large picture window and an additional side window flooding it with natural light. A built in air conditioning unit also provides cooling in summer and heating for winter warmth. A small worktop and cupboard space completes the room, accessed by sliding doors from the patio.

Additional features of this exceptional family home include solar panels fitted to the south-facing roof elevation. Not only do these panels provide free electricity, but they also generate revenue for the owners by feeding back into the grid, making this property not only comfortable, but also environmentally conscious.





Council Tax band: E. Tenure: Freehold

Being a south-facing rear, full advantage is taken of day round sunshine with four water solar panels, providing free hot water through much of the year, while the thirteen panel solar PV array covers the daily needs of the current owners with a generous feed in tariff. This currently makes the home cost neutral across the year, making it a very energy efficient house to run. With twelve years to run on a very generous index-linked tariff, the sellers expect the roof to generate in excess of £20k income during that period.

With its convenient location, generous size, and desirable features, don't miss your chance to view this property. Please contact us to arrange your visit today.

#### **Important Notes**

Planning enquires concerning the property and surrounding area can be made with Wychavon District Council at [www.wychavon.gov.uk](http://www.wychavon.gov.uk)

Environmental enquires concerning the property and surrounding area can be made with Environment Agency at [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk) and general information can be found at [www.google.com/earth](http://www.google.com/earth)

Broadband inquiries at the property concerning its availability and estimated strength and download speeds can be made with [bt.com](http://bt.com)

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