



Magdalen Drive  
Evesham | Worcestershire

Johnsons  
PROPERTY CONSULTANTS



Modern, spacious, and designed for contemporary family living.

# Spacious home spanning three floors



Magdalen Drive, Evesham, WR11

This impressive three-bedroom semi-detached home offers modern living in a prime location. Spread over three thoughtfully designed floors with stylish interiors and generous living spaces, this home is ideal for families, professionals, or anyone seeking a contemporary and comfortable lifestyle.

Situated on the edge of town, the property enjoys the best of both worlds—convenient access to transport links for commuting and leisure while remaining within easy reach of essential amenities, schools, and green spaces. With driveway parking, a garage, and an enclosed rear garden, this home is as practical as it is inviting.



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## Ground Floor

Step inside to a welcoming entrance hallway leading to a spacious and inviting living room, perfect for relaxing or entertaining. The heart of the home is the stylish open-plan kitchen and dining area, designed for modern family living. Featuring integrated appliances, ample storage, and plenty of natural light, this space is perfect for everything from casual breakfasts to evening meals with guests.

## First Floor

The first floor hosts two well-proportioned bedrooms, both benefiting from large windows that allow natural light to flood in. A sleek and modern family bathroom, complete with both a bathtub and a separate shower cubicle, serves this level.

## Second Floor

The entire second floor is dedicated to the luxurious master suite, boasting an en-suite shower room and a separate dressing area with integrated wardrobes—creating a private retreat within the home.



## Outside

The enclosed rear garden provides a peaceful and private space to unwind, with a canopy-covered decking area that is perfect for alfresco dining or simply enjoying the fresh air. Secure and family-friendly, it offers plenty of room for children to play and pets to explore. At the front, driveway parking and a single garage (with power) ensure practical storage solutions for vehicles, tools, and outdoor equipment.

## Convenient location at the edge of Evesham

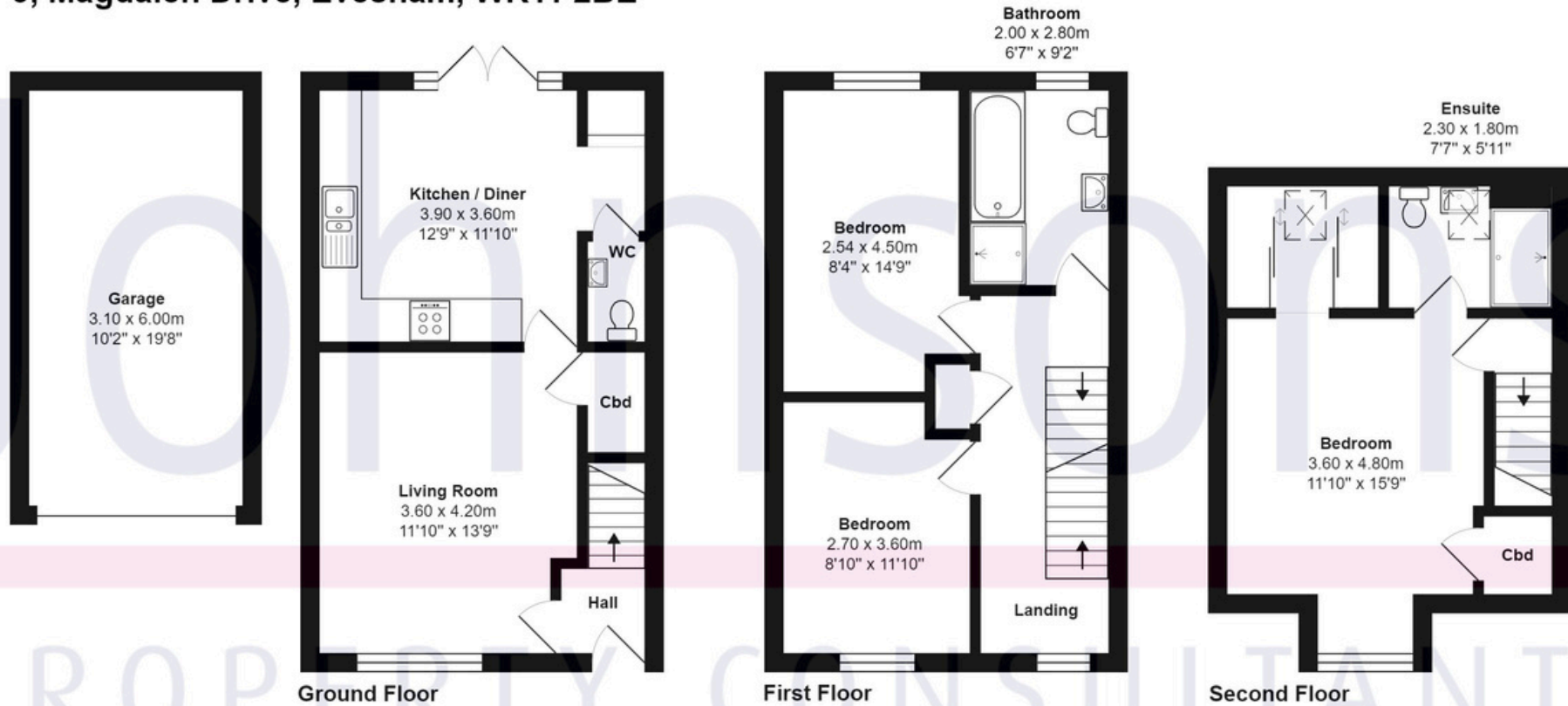
### Situation

This fantastic home is ideally positioned, providing quick and easy access to local amenities, supermarkets, and well-regarded schools. Whether you're running daily errands or enjoying a day out, everything you need is within easy reach.

For commuters, the property benefits from excellent transport links. The A46 and M5 provide seamless connections to Worcester, Cheltenham, and Birmingham, while Evesham railway station offers direct trains to Worcester and London Paddington. Regular bus services and scenic walking routes make it easy to enjoy the surrounding area, offering both convenience and a desirable lifestyle.



**3, Magdalen Drive, Evesham, WR11 2BE**



**Total Approx Area: 108.0 m<sup>2</sup> ... 1162 ft<sup>2</sup> (excluding garage)**

**All measurements of doors, windows, rooms are approximate and for display purposes only.**

**No responsibility is taken for any error, omission or mis-statement.**

**This plan is for illustrative purposes only and should be used as such by any prospective purchaser.**

**The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.**

## Services

The property is assumed to have mains services connected or within close proximity, although interested parties are advised to make their own investigations to confirm availability. The services, including plumbing, heating, and electrical systems, have not been tested by the selling agents, and no warranties or guarantees are provided regarding their condition or functionality.

Broadband: Ultra-fast 1000Mbps \*

## Tenure

The property is being sold with freehold tenure, offering the buyer full ownership of both the house and its land.

## Method of Sale

The property is being sold by private treaty, inviting offers directly from interested parties.

## Local Authority

The property is located within the jurisdiction of Wychavon District Council and is placed in Council Tax Band D.

## Listing

The property is not listed.

We endeavour to make the sales details accurate, if there is any matter that is particularly important to you, please check with us prior to travelling any distance to view the property. Johnsons are unable to comment on the state of repair or condition of the property or confirm that any services equipment or appliances are in satisfactory working order. Reference to tenure is based upon information supplied by the seller(s). Fixtures and fittings not included. Johnsons Property Consultants reserve the right to earn a referral fee from third party providers, if instructed.

## Plans and Boundaries

Planning and boundary details are available upon request, and potential buyers are encouraged to make enquiries with Wychavon District Council for further information regarding future developments or land use.

## Directions

Take the A4184 (Cheltenham Road) out of Evesham. Turn right onto Magdalen Drive into Evesham Gate estate. Immediately turn left onto the private driveway to reach the property.

## Viewings

Viewings are available by appointment only through the sole selling agent, Johnsons Property Consultants.

To arrange your viewing appointment, please contact our friendly sales team.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Selling?



Scan for an instant market report on your home.



## Travel Distances

Evesham - 1.6 miles   Worcester - 16.6 miles  
Cheltenham - 15.7 miles



## Nearest Stations

Evesham - 1.8 miles   Pershore - 8.4 miles  
Worcestershire Parkway - 12 miles



## Nearest Airports

Birmingham Airport - 35 miles  
London Heathrow - 86.8 miles



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