

# 38 Clyde Avenue

Evesham, WR11 3FE



Johnsons  
PROPERTY CONSULTANTS

FOR SALE  
01386 761 515

# 38 Clyde Avenue

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## Offers over £450,000

Welcome to this impressive four-bedroom detached property, nestled within a sought-after residential area. Boasting a gorgeously well-maintained garden with a beautiful variety of mature trees and foliage, this home enjoys the enviable benefit from one of the largest plots in the immediate vicinity, providing ample space for outdoor activities and relaxation. The location is perfectly set within a quiet suburban area, where you can enjoy listening to the sounds of nature without compromising on convenience for amenities and activities.

This beautiful home greets you with a traditional hallway entrance, leading to a spacious open plan kitchen/diner, the heart of the home where family and friends can gather to create lasting memories. Additionally, there is a large living room to enjoy time to relax and unwind. For added practicality, there is a downstairs WC, eliminating the need to climb stairs during busy days.

The property comprises a master bedroom with an ensuite, providing a private sanctuary for relaxation after a long day. Three additional well-proportioned bedrooms offer versatility for various needs - whether it be a home office, guest room, or children's playroom. A family bathroom ensures convenience for all residents and guests.



The conservatory provides a tranquil space to enjoy views of the beautiful garden, no matter the season.

The garden itself is a pure delight to behold, and it's easy to imagine spending long summer evenings enjoying your own slice of nature, entertaining guests or providing an amazing space for the family to play and make memories.



**The property benefits from a large spacious and private driveway, and also includes a detached double garage, offering secure parking and storage solutions for vehicles, tools, or recreational equipment.**

This home is not only ready to move in and enjoy but also presents an excellent opportunity to renovate and customise according to your preferences, creating the home of your dreams. With its combination of space, functionality, and location, this property offers the ideal setting for a family looking to settle in a thriving community.





There is a stunning variety of mature trees and foliage, complimented by the quiet suburban area offering plenty of opportunity to relax and enjoy the sounds of nature from the privacy of home.

- Local amenities**
- 0.3 miles Bus stop
  - 0.4 miles Supermarket
  - 0.4 miles Public House
  - 0.6 miles Convenience Store
  - 0.6 miles GP Surgery
  - 1.3 miles Train station
  - 2.0 miles Farm Shop





## Useful information:

Council Tax: Band F  
Payable to Wychavon District Council

Tenure: Freehold

Parish: Evesham  
(Bengeworth Ward)

What3Words: views.novels.edit

Heating: Boiler/radiators, mains gas



The Energy Performance Certificate for this property is: **D (68)**

There is potential for the property to move to: **C (79)**

More details can be found at: [www.find-energy-certificate.service.gov.uk](http://www.find-energy-certificate.service.gov.uk)

## 38, Clyde Avenue, Evesham, WR11 3FE



Total Approx Area: 128.0 m<sup>2</sup> ... 1378 ft<sup>2</sup> (excluding double 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.

## About the area

Evesham is a market town situated ideally just north of the Cotswolds, a protected landscape, and Area of Outstanding Natural Beauty. The Vale of Evesham is notorious for its fruit and vegetable growing, with annual asparagus auctions and plum festivals as well its medieval heritage, commemorated by the ever growing and popular Battle of Evesham event that takes place in August each year. Evesham is home to an independent cinema, a choice of arts venues offering regular live shows and a good choice of independent and chain retail stores, public houses and eateries. For the sporting orientated, there are a great selection of clubs including a rowing club which has had a famous Olympic athlete oar their way to success from! There are numerous clubs to get involved with to suit every hobby or future professional! There is good access to healthcare, with four GP surgeries that cover the area and a minor injuries unit located in the centre. There are local pharmacies and dentists that also provide good service to the area. For the commuters, Evesham has a train station located centrally that provides great direct access to the nearby city of Worcester or through to London (Paddington). There are regular bus routes through to the surrounding villages, within Evesham or a further afield to nearby towns such as Stratford upon Avon or Redditch.

## Local schools (within a seven mile radius)

First	Bengeworth CE Academy St Richard's CofE First School Swan Lane First School
Middle	St Egwin's CofE Middle School Blackminster Middle School
Secondary	The De Montfort School Prince Henry's High School Bredon Hill Academy Chipping Campden School
SEN	Vale of Evesham School



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[sales@johnsons-property.co.uk](mailto:sales@johnsons-property.co.uk)

[www.johnsons-property.com](http://www.johnsons-property.com)

91 High Street, Evesham, Worcestershire, WR11 4DN

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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. If there are any matters that are likely to affect your decision to buy, please contact us before viewing the property.