



CHATTERTON

ESTATE AGENTS LTD

Queens Road, Evesham, WR11 4JN

£495,000

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Upon entering the property there is a hallway with lovely original tiled floor. The living room is spacious and inviting, featuring a window seat set inside a large bay window that allows natural light to fill the space. The traditional elements, such as the real wood floor, feature fireplace and intricate moldings, are complemented by a modern log burner. The kitchen is a focal point, combining traditional aesthetics with modern functionality. It is equipped with contemporary appliances including a Rangemaster, quartz countertops, and a Larder with original drawers and shelves and original window. This leads through to the cloakroom and utility area. The dining room is perfect for family meals and entertaining and features a wood burner, original wooden floors, ceiling coving and picture rail.

The property offers four well-appointed bedrooms, each designed for comfort and relaxation. On the first floor all three bedrooms benefit original wooden flooring, and two have large original fireplaces. The rear bedroom has a sink. On the second floor the master suite includes a Juliette balcony and an en-suite bathroom providing a private and luxurious retreat. In addition to the master en-suite, there are two additional bathrooms, ensuring convenience for the household. The family bathroom features modern fixtures and includes freestanding bath, large shower and cast iron fireplace. There is also a separate room with extra toilet, wash hand basin and gas combination boiler.

The cellar has been converted into two rooms (one with natural light from french doors), which could be used for storage or ancillary accommodation and there is also a shower room in the cellar. The private rear garden enjoys a southerly aspect and provides outdoor space for relaxation and entertainment. This outdoor area features a Verandah, patio, lawn, storage shed and flower beds.

The old market riverside market town of Evesham is situated in the centre of the famous horticultural Vale of Evesham, which has attractive countryside from the tranquil banks of the River Avon to the undulating hills and peaceful wooded slopes of the Cotswolds.

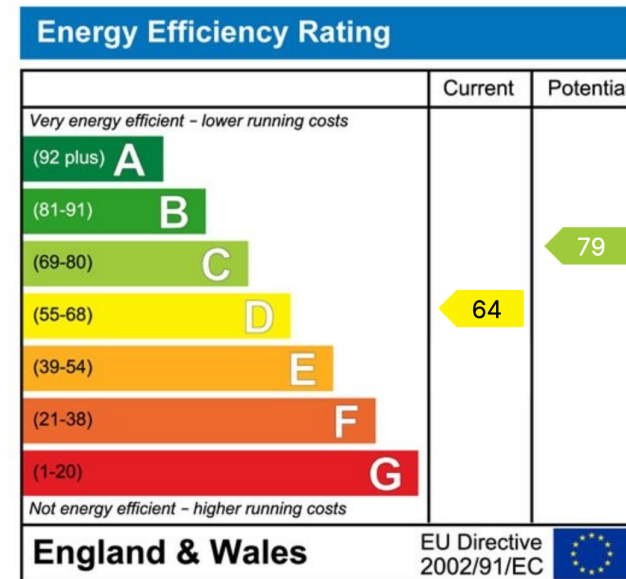


BASEMENT 479 sq.ft. (44.7 sq.m.) approx.      GROUND FLOOR 778 sq.ft. (72.4 sq.m.) approx.      1ST FLOOR 612 sq.ft. (56.7 sq.m.) approx.      2ND FLOOR 385 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 2182 sq.ft. (202.8 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and 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 their operability or efficiency can be given.  
 Made with Metropac CS2023

- Superb kitchen
- Spacious living room and dining room
- Double-glazed windows contribute to energy efficiency
- Garage has power and lighting, electric roller shutter door and pedestrian door
- Two Room Cellar
- Four bedrooms
- Equipped with central heating for year-round comfort
- Private enclosed rear garden
- Situated in central Evesham, the property offers easy access to local amenities
- CHAIN FREE



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