



# 47 Sunset Way

£460,000

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A beautifully presented four double-bedroom three bathroom detached family home on the outskirts of Evesham, complete with a double garage and sunny rear garden, offering a spacious and inviting living environment.

Upon entering the home, you'll find a large hallway and meticulously maintained and thoughtfully designed interior. The kitchen is a highlight of the home, featuring modern appliances, high-quality countertops, and ample storage space. It has space for a dining table and there is a utility room off. There are spacious living areas, such as a welcoming living room, a separate dining room for formal gatherings (currently used as a playroom), and a study. These areas are designed for comfort, functionality, and versatility, catering to various lifestyle needs.

The property comprises four generously sized double bedrooms, offering plenty of space for family members or guests and there are multiple bathrooms, each finished to a high standard. The ample use of large windows ensures plenty of natural light, creating a bright and airy ambiance within the living spaces.

The property is equipped with central heating, ensuring comfort and warmth during colder seasons.

The double garage provides secure parking for vehicles and offers additional storage space for outdoor equipment, tools, or recreational items. The sunny rear garden has a patio area and is mainly laid to lawn. It offers ample space for gardening, outdoor activities, and enjoying the sunshine with family and friends.

Sunset Way is located on the outskirts of Evesham providing a peaceful and scenic setting. 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. Evesham is located roughly equidistant between Worcester, Cheltenham and Stratford-upon-Avon and is 8 miles from Broadway. As well as a railway station that has services to Oxford, London Paddington, Worcester and Hereford, the area has excellent communications with the M5, M40 and M42 networks. Evesham





TOTAL FLOOR AREA: 1,441 sq.ft. (133.9 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 a guide only 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.  
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- Detached family home
- Beautifully presented
- Four double bedrooms
- Three bathrooms
- Fully fitted kitchen diner
- Three reception rooms
- Utility room
- Downstairs WC
- Rear garden with patio and lawn
- Double garage



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		93
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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