



# Maple Close Honeybourne WR11 7AU

Guide Price £310,000

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Located in the charming village of Honeybourne, this immaculate two double bedroom semi-detached house offers a wonderful combination of modern living space, outdoor enjoyment in the sunny garden, and the convenience of private parking. It's an ideal home for individuals, couples, or small families looking for contemporary and comfortable living in a peaceful village location.

Upon entering the house, you'll be greeted by a bright and spacious interior with modern finishes and a welcoming atmosphere. The living room is thoughtfully designed for comfort and relaxation, with ample space for seating and entertainment. Bi-fold doors provide a seamless connection to the sunny garden, creating an open and airy feel. The heart of the home is the open-plan kitchen-diner that is perfect for both cooking and dining. The kitchen is equipped with modern appliances, sleek cabinetry, and stylish countertops. The Cloakroom/WC completes the ground floor accommodation.

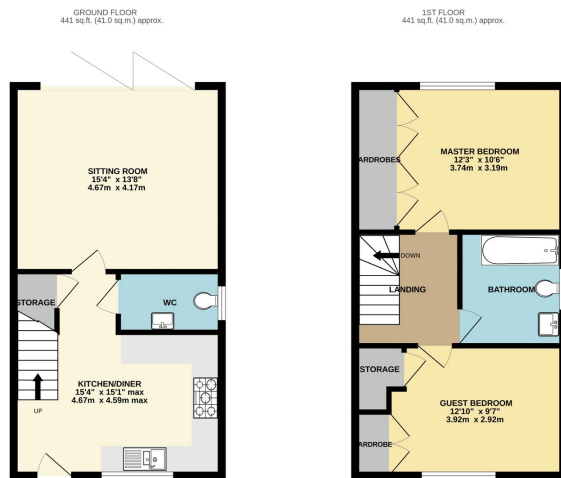
Upstairs there are two generously sized double bedrooms which both feature large windows that let in plenty of natural light. The property has a stunning bathroom with modern fixtures and fittings, featuring a bath with shower over, a washbasin, and a toilet.

The sunny garden at 3 Maple Close provides a private outdoor space for relaxation, gardening, and outdoor dining. It includes a patio area for seating and two sheds for storage. Two dedicated parking spaces ensure convenience and secure parking for residents and guests.

The property's modern design and finishes create a stylish and low-maintenance living environment which is equipped with modern heating and insulation as well as efficient double-glazed windows.

Honeybourne is a thriving village and civil parish about 6 miles east of Evesham and 5 miles from the picturesque Cotswold villages of Broadway and Chipping Campden. This attractive village with architecture ranging from Cotswold stone and thatched roofs to red brick and modern style properties benefits from a range of amenities. Honeybourne now boasts a brand-new million-pound village hall, with a large hall and stage, meeting room and fully equipped kitchen. It is extensively used for a wide range of classes





TOTAL FLOOR AREA: 882 sq ft, (81.9 sq.m.) approx.

While every effort has been made to ensure the accuracy of the foregoing information, measurements of areas, volumes, heights and other data are approximate and not to be taken as a guarantee of accuracy. The area for the purposes of purchase and sale shall be that shown on any prospective purchase. The area, volume and other data are approximate and should not be taken as a guarantee. Sales are subject to contract.

- Semi detached home
- Two double bedrooms
- Living room with bi-fold doors to rear garden
- Enclosed rear garden
- Superb village location
- Immaculately presented
- Open plan kitchen diner
- Stunning bathroom
- Two dedicated parking spaces



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	38	90
(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		
England, Scotland & Wales		EU Directive 2002/91/EC

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