



◆ 33 FAIRWATER CLOSE ◆ EVESHAM ◆ WR11 1GF ◆
◆ GUIDE PRICE £425,000 ◆

A well-appointed four-bedroom two-bathroom detached family home with off-road parking and a garage situated in a peaceful location within this sought-after cul-de-sac, close to the town and amenities. 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. The town was founded around an 8th century abbey, one of the largest in Europe, which was destroyed during the Dissolution of the Monasteries with only Abbot Lichfield's Bell Tower remaining. Evesham provides good shopping, sports and recreational facilities such as a restored art deco cinema. It offers a range of excellent schools for all ages and is home to many good restaurants and public houses. 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.

This beautiful home is double glazed and gas centrally heated and is approached via the paved pathway to the front door which opens into the entrance hallway with stairs rising to the first floor and doors to the main rooms and downstairs WC. There are two reception rooms giving flexibility to the accommodation and the ground floor rooms flow well together. Open to the dining room, the modern breakfast kitchen is fitted with an extensive range of attractive wall and base units, work surfaces, breakfast bar and has spaces for appliances.



The cosy sitting room has a feature fireplace and double doors to the dining room which in turn is open to the lovely conservatory.



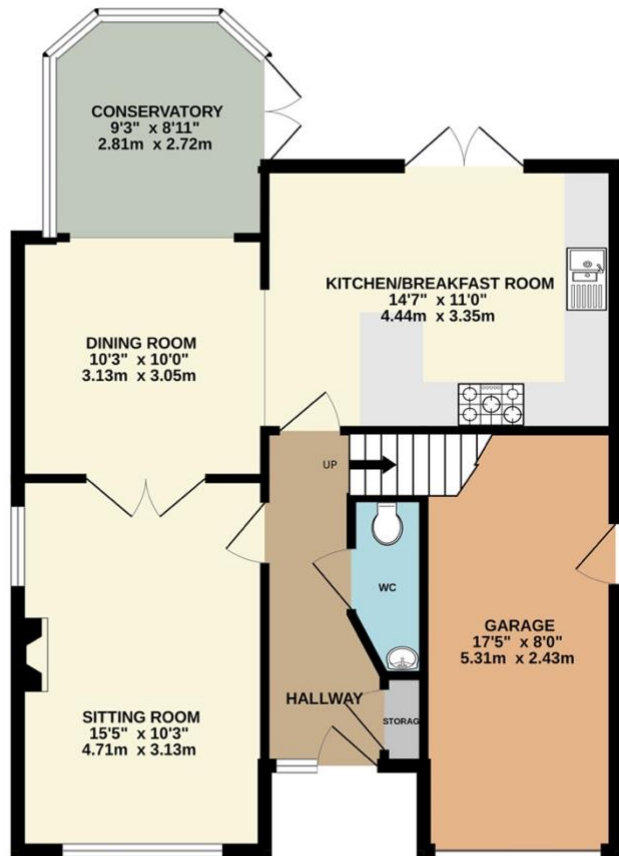
On the first floor there are four well-proportioned bedrooms and a family bathroom. The master has built-in wardrobes and an ensuite shower room.



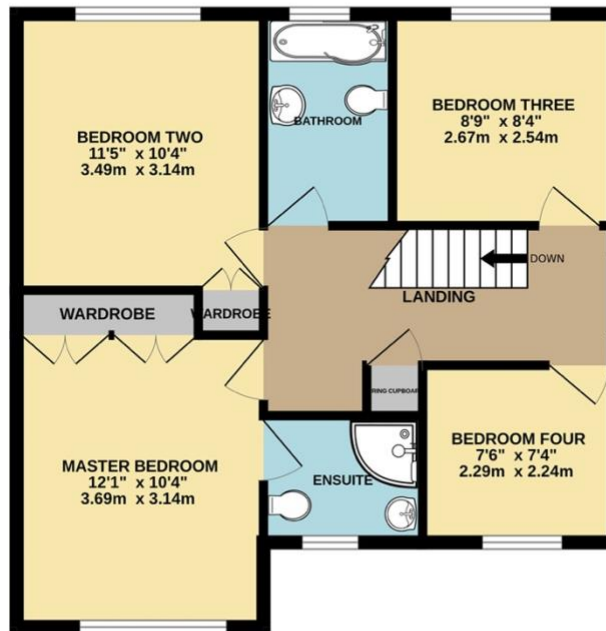
From both the kitchen and conservatory there are double doors to the delightful private rear garden. There is a large patio, artificial lawn and raised decked bbq area for alfresco summer dining.



GROUND FLOOR
727 sq.ft. (67.6 sq.m.) approx.



1ST FLOOR
580 sq.ft. (53.9 sq.m.) approx.



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

TOTAL FLOOR AREA: 1307 sq.ft. (121.5 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.
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