



Bomford Way, Evesham, WR11 8AF

Offers in excess of £525,000



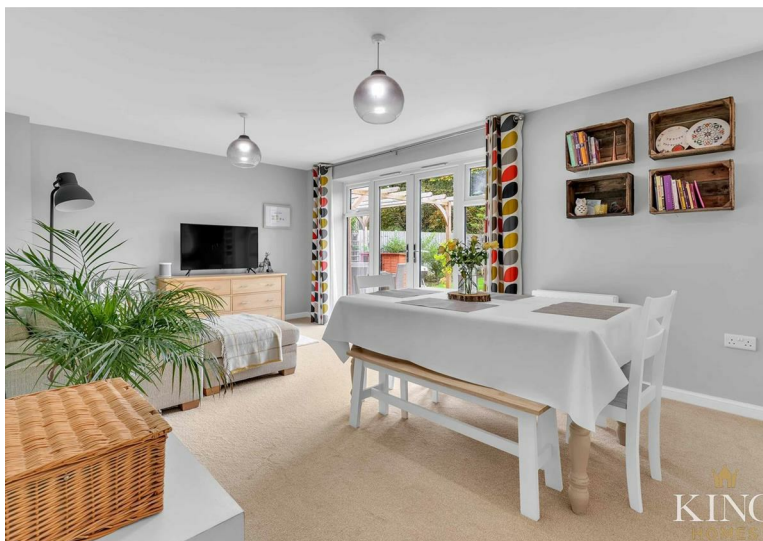
****2062Sq. Ft. approx.**** IMMACULATE FIVE double bedroom THREE bathroom DETACHED family home including side by side DOUBLE GARAGE, situated in a very sought-after development in Salford Priors. The driveway provides off-road parking for multiple vehicles.

This luxury residence offers modern, spacious, and versatile living accommodation arranged over two floors. The ground floor comprises; spacious entrance hallway with stairs rising to the first floor, guest wc, spacious living room with large bay window looking out to the front aspect, office room, utility and a large bespoke modern fitted kitchen / entertainment area to the rear looking out to the beautifully maintained and mature rear garden.

The first floor features a large landing area, the master bedroom includes an en-suite shower room, the second bedroom also benefits from an en-suite, and there are a further three bedrooms, and a family bathroom.

The outside enclosed rear garden which is mainly laid to lawn with a patio / entertainment space, feature wooden veranda and shrubbery to the borders which is also accessible via the side access from the driveway.

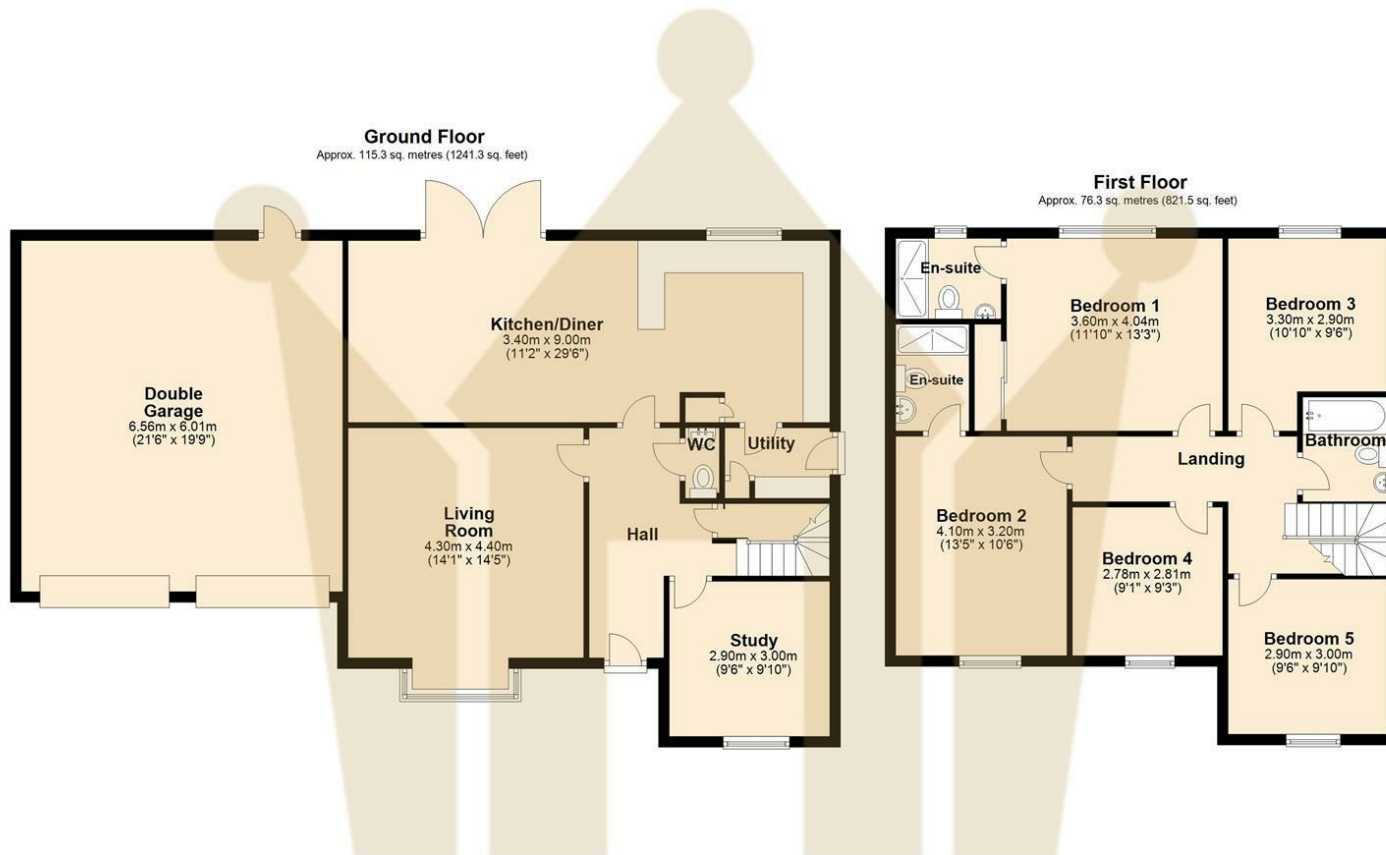
This property is immaculately presented throughout, also benefits from double glazing and gas central heating providing truly ready to move into accommodation. Properties of this exceptional standard rarely become available, and early viewing is considered essential to fully appreciate all this property has to offer.



Hall	
Living Room	13'9" x 14'5" (4.20m x 4.40m)
Study	9'6" x 9'10" (2.90m x 3.00m)
Kitchen / Diner	11'1" x 29'6" (3.40m x 9.00m)
Utility	
Landing	
Bedroom One	11'9" x 13'3" (3.60m x 4.04m)
En-Suite	
Bedroom Two	13'5" x 10'5" (4.10m x 3.20m)
En-Suite	
Bedroom Three	10'9" x 9'6" (3.30m x 2.90m)
Bedroom Four	9'1" x 9'2" (2.78m x 2.81m)
Bedroom Five	9'6" x 9'10" (2.90m x 3.00m)
Bathroom	
Double Garage	21'6" x 19'8" (6.56m x 6.01m)







Total area: approx. 191.6 sq. metres (2062.8 sq. feet)



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	