



Snaffle Way, Evesham, WR11 2AY

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** A BEAUTIFULLY PRESENTED FAMILY HOME SITUATED ON A DESIRABLE ESTATE ***

A beautifully presented five bedroom detached house. The property is well presented throughout and boasts a light and airy feel benefitting from modern finishes and ample bedroom and living space.

The ground floor comprises; entrance hall with stairs to the first floor and understairs storage, spacious lounge, kitchen/diner with integral appliances and double doors leading to the rear garden, useful utility room with garden access and ground floor WC.

To the first floor, there are four double bedrooms, a single fifth bedroom/study, and family bathroom. The main bedroom benefits from an en-suite shower room, and third bedroom including over stairs storage.

Externally, there is a driveway for two vehicles at the front, access into the single garage including power and lighting. There is also a lawn area to the front and side. To the rear is a generous garden mainly laid to lawn benefitting from brick boundaries, outside tap and electricity, and side access to the front.

The property also benefits from UPVC double glazing throughout, mains gas central heating, and remaining NHBC Warranty.





Key Features

- SOUGHT-AFTER ESTATE
- BEAUTIFULLY PRESENTED DETACHED FAMILY HOME
- FIVE BEDROOMS
- SPACIOUS LIVING ROOM
- KITCHEN / DINER
- MAIN BATHROOM
- EN-SUITE SHOWER ROOM TO MAIN BEDROOM
- INTEGRAL GARAGE
- REMAINING YEARS ON NHBC WARRANTY
- EPC = C

Guide Price
£400,000

Additional Information

Tenure: We understand that the property is for sale Freehold.

Charges: Estate service charges apply

Local Authority: Wychavon District Council

Council Tax Band: We understand that the Council Tax Band for the property is Band E.

EPC Rating: B

Agents Note

(i) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

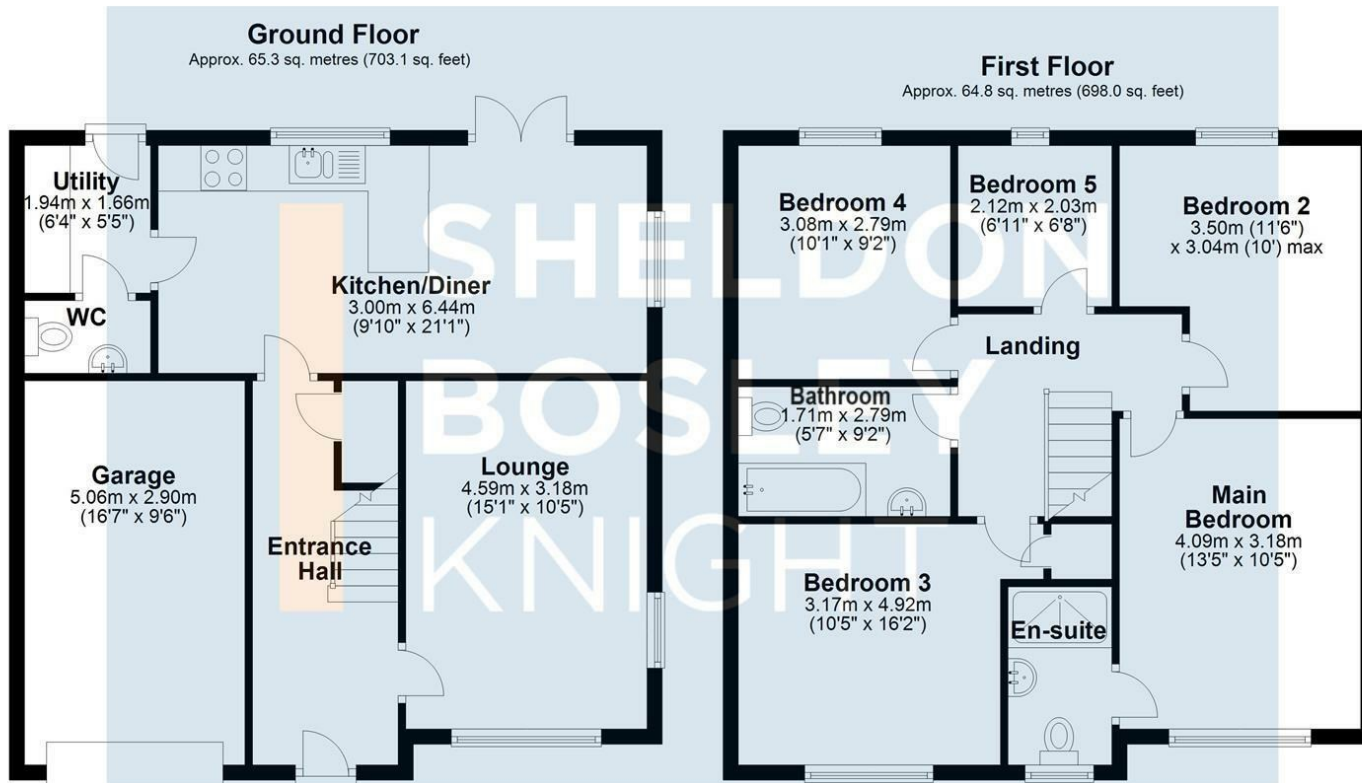
(ii) Floorplans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.







Floorplan



Total area: approx. 130.2 sq. metres (1401.1 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.



EPC Rating - B

Tenure - Freehold

Council Tax Band - E

Local Authority
Wychavon District Council

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



SALES

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ARCHITECTURE

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