



Magdalen Drive, Evesham, WR11 2BE

**SHELDON  
BOSLEY  
KNIGHT**

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# Property Description

A wonderful opportunity to purchase a delightful three bedroom modern home situated on a popular estate. Built in 2020, the property benefits from a cosy, light and airy interior with generous accommodation included.

The property briefly comprises; an entrance hall, a welcoming living room, a beautifully fully fitted kitchen/diner, utility area, and WC. The first floor includes two double bedrooms and a family bathroom, while the second floor has a spacious bedroom suite with a walk-in wardrobe and en-suite shower room.

Externally, there is allocated off road parking to the side, a single garage with power and lighting, an enclosed rear garden mainly laid to lawn with patio area, outside power and side access.

Other benefits include mains gas central heating, double glazing throughout, and remaining NHBC Warranty.



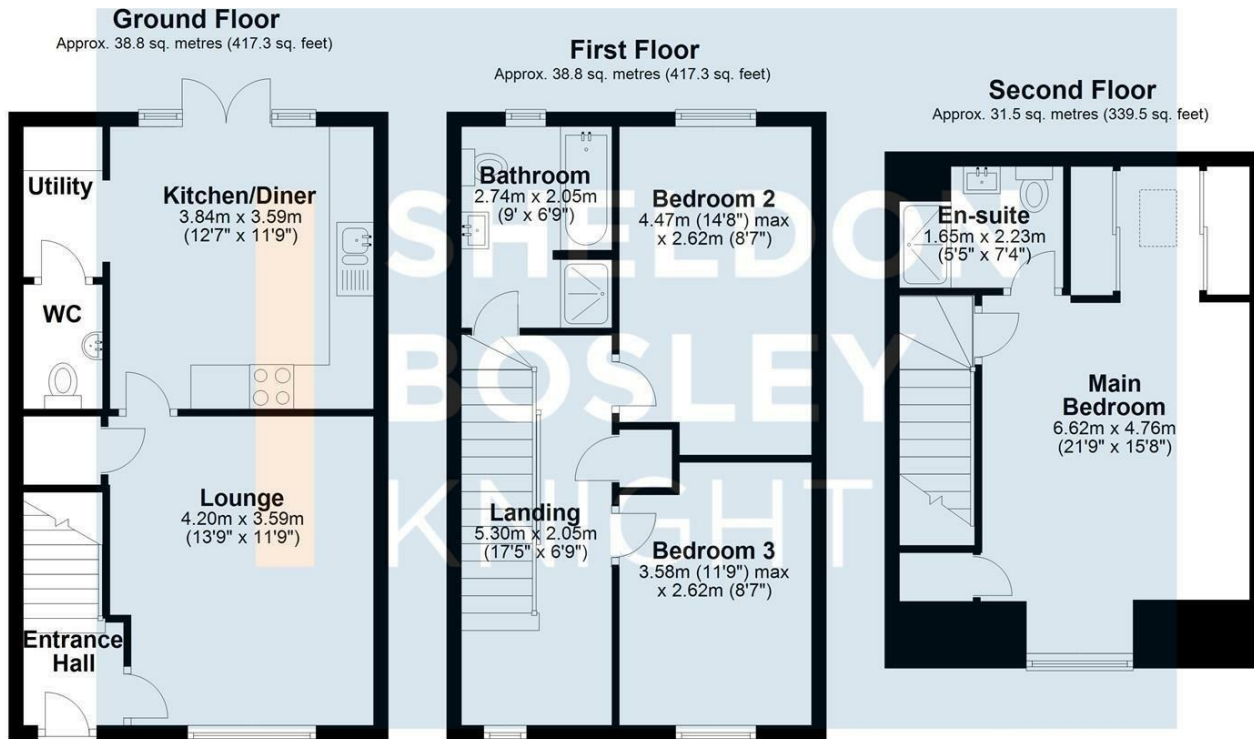


## Key Features

- CHAIN FREE MODERN HOME
- THREE DOUBLE BEDROOMS
- STUNNING KITCHEN / DINER
- SPACIOUS LIVING ROOM
- GROUND FLOOR WC & UTILITY AREA
- PRINCIPLE BEDROOM WITH EN-SUITE SHOWER ROOM & DRESSING AREA
- FAMILY BATHROOM
- PARKING & SINGLE GARAGE
- REMAINING YEARS ON NHBC WARRANTY
- EPC = B

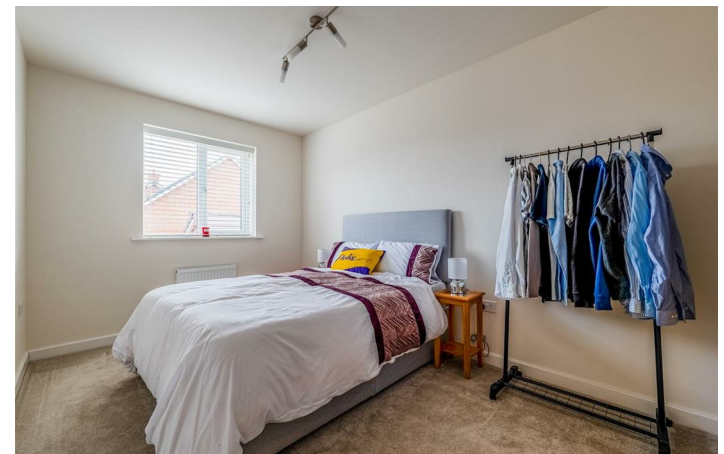
**Guide Price**  
**£335,000**





Total area: approx. 109.1 sq. metres (1174.2 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 - D

Local Authority  
Wychavon District Council



We routinely refer clients to both our recommended legal firm and a panel of financial services providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee.

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