



Broadway Road, Evesham, WR11 3NE

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

A rare opportunity to purchase this spacious, dormer-style home offering in excess of 2,700 sq ft of flexible living space situated on the highly regarded Broadway Road in Evesham.

In brief, the property comprises three reception rooms, four bedrooms, two bathrooms plus w.c. and a double garage. This substantial home is within walking distance to local amenities, shopping facilities and schools along with good links to the A46 bypass. The property has been well-maintained with improvements made in recent years and the property needs to be seen to be appreciated.

The ground floor comprises; an inviting porch leads into a spacious hallway, the property flows through to a bright living room with a remote controlled fire with new surround, formal dining room and a handmade kitchen with granite worktops and breakfast area. From the kitchen leads to the sun room offering a relaxed space overlooking the garden.

The ground floor also offers a sizeable main bedroom with en suite shower room and built in cupboards. Additionally, there is a fourth bedroom with built in wardrobes that makes a useful study space. Downstairs also benefits from a utility, w.c. and plenty of built in storage.

Upstairs, a spacious landing leads to two double bedrooms and a family bathroom. There is superb eaves storage and great natural lighting.

The property also showcases a double garage with new roller doors, plentiful parking, a well-maintained rear garden that offers excellent privacy and occupies a prime, non-estate position in Evesham.

Other benefits include ample parking, well stocked rear garden which is extremely private and highly sought after location.







Ground Floor

Approx. 205.8 sq. metres (2215.5 sq. feet)



First Floor

Approx. 52.4 sq. metres (563.8 sq. feet)



Total area: approx. 258.2 sq. metres (2779.3 sq. feet)

DISCLAIMER - Floor plans 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.

Key Features

- FOUR BEDROOM DETACHED DORMER BUNGALOW
- NON-ESTATE POSITION IN A SOUGHT AFTER LOCATION
- GENEROUS PLOT SIZE
- FLEXIBLE ACCOMMODATION
- OVER 2700 SQ FT
- LIGHT AND AIRY THROUGHOUT
- IMPROVEMENTS MADE BY CURRENT OWNER
- BEAUTIFULLY PRESENTED
- DOUBLE GARAGE

Price Guide
£675,000

EPC Rating - D

Tenure - Freehold

Council Tax Band - F

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