



Blackberry Way, Evesham, WR11 2AH

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

Situated on the popular Thistledown estate, this well-presented, light and airy detached family home is positioned on a generous corner plot and offers spacious accommodation, ample off-road parking, a garage, and a good-sized garden, making it an excellent choice for family living.

The property features a welcoming entrance hall that leads through to the main living areas. The living room provides a comfortable space to relax and flows into the dining room, ideal for family meals or entertaining. A conservatory, complete with underfloor heating, offers additional living space with direct access to the garden. The fitted kitchen is complemented by a separate utility area with ample storage and side access, while a ground-floor WC and a cosy family room/snug complete the downstairs accommodation.

Upstairs, there are four well-proportioned bedrooms, with the primary bedroom benefiting from an en-suite shower room. The family bathroom includes a bath with a shower over. Bedrooms one, two, and three also feature built-in wardrobes, while the landing provides access to the loft and extra storage.

Outside, the rear garden is mainly laid to lawn with a patio area, mature flower beds, and a walk-through garden pergola leading to a sitting area and access to the garage. There is also side access to the front of the property. The single garage is equipped with power, lighting, and an up-and-over door, with off-road parking in front, as well as additional parking at the front of the property.





Key Features

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- SPACIOUS LIVING ROOM, SNUG & DINING ROOM
- FITTED KITCHEN & SEPARATE UTILITY ROOM
- CONSERVATORY WITH UNDER FLOOR HEATING
- FAMILY BATHROOM, EN-SUITE SHOWER ROOM TO THE PRIMARY BEDROOM & GROUND FLOOR WC
- SINGLE GARAGE
- GENEROUS PARKING
- REAR GARDEN
- EPC = C

Price Guide
£390,000

Location

Ideally situated just 1.5 miles from Evesham town centre, this property offers convenient access to a wealth of local amenities.

The historic market town of Evesham boasts a diverse range of facilities, including banks, supermarkets, a post office, a variety of bars and eateries, and schools catering to all ages. The town benefits from a direct train line to London and excellent road links, providing easy access to the motorway network.

Evesham also offers scenic riverside parks and a range of leisure amenities, making it an ideal location for both relaxation and recreation. Additionally, the town is well-positioned within 15 miles of the larger centres of Cheltenham, Worcester, and Stratford-upon-Avon, while the picturesque Cotswolds are just a short drive away.

Additional Information

Tenure: Freehold

Local Authority: Wychavon District Council

Council Tax Band: Band E

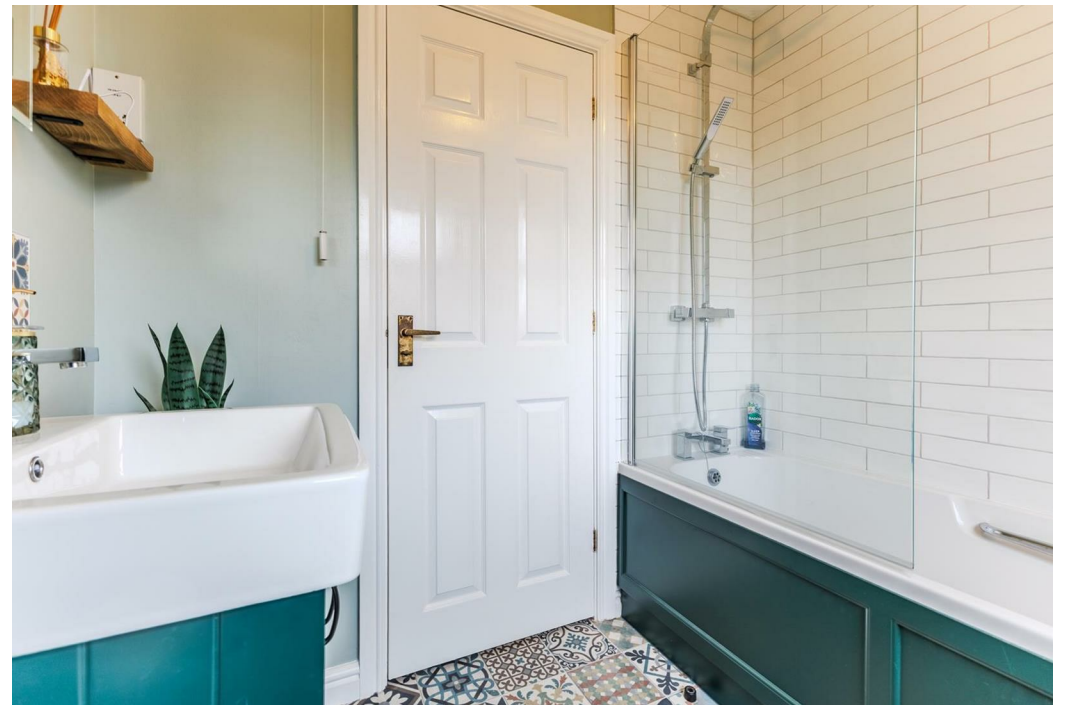
EPC Rating: C

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.



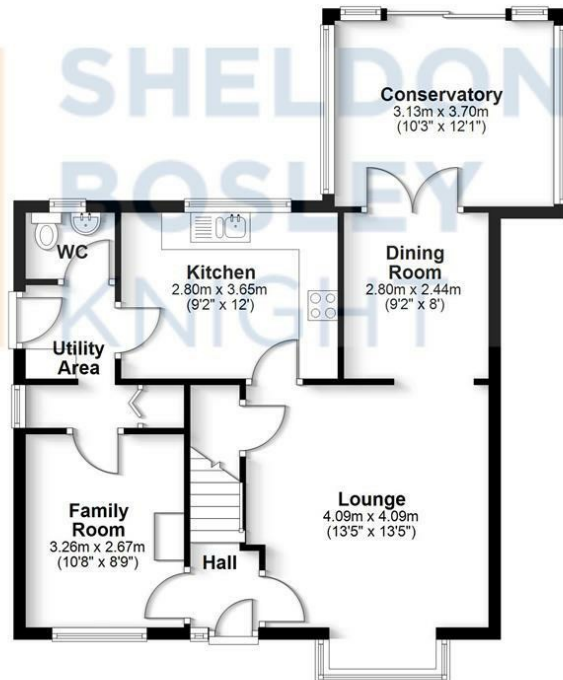
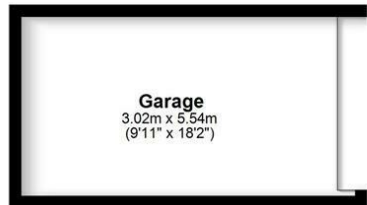




Floorplan

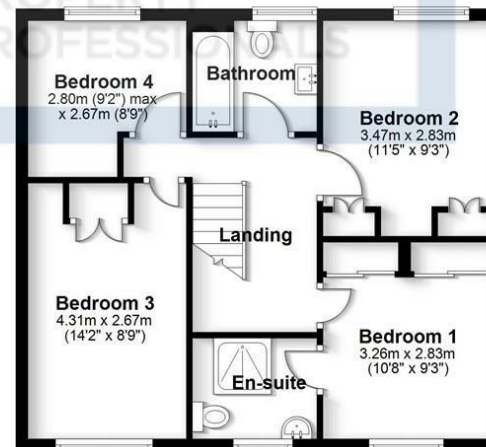
Ground Floor

Approx. 83.5 sq. metres (899.0 sq. feet)



First Floor

Approx. 50.7 sq. metres (545.3 sq. feet)



Total area: approx. 134.2 sq. metres (1444.3 sq. feet)



EPC Rating - C

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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