



Abbotts Drive, Evesham, WR11 2RY

**SHELDON
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Property Description

This modern detached three-bedroom family home is situated in the popular area of Hampton, Evesham. Set within a spacious plot, the property offers excellent curb appeal with a lawned front garden and generous parking for up to four vehicles to the front and side, as well as a single garage equipped with power and lighting.

Inside, the home features a well-proportioned entrance hall leading through to a large open-plan kitchen/diner with French doors opening onto the rear garden. The ground floor also includes a spacious living room, a separate study ideal for home working, a utility room, and a convenient downstairs WC.

Upstairs, the first floor offers three comfortable bedrooms. The main bedroom includes an en-suite shower room, while the remaining two bedrooms are served by a modern family bathroom. Additional storage space is available off the landing.

The rear garden is mainly laid to lawn with a paved patio area, perfect for outdoor dining or entertaining. This well-maintained property provides flexible living space and is ideally suited to modern family life.





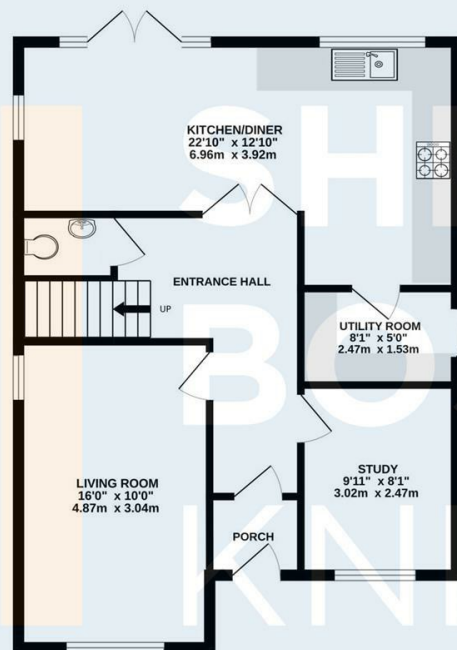
Key Features

- DETACHED MODERN FAMILY HOME
- SOUGHT-AFTER HAMPTON LOCATION
- THREE WELL-PROPORTIONED BEDROOMS
- EN-SUITE TO MAIN BEDROOM
- SPACIOUS KITCHEN/DINER WITH GARDEN ACCESS
- TWO RECEPTION ROOMS PLUS UTILITY ROOM
- GENEROUS PARKING FOR FOUR VEHICLES
- GARAGE WITH POWER AND LIGHTING
- LAWNED REAR GARDEN WITH PATIO AREA
- EPC RATING = B

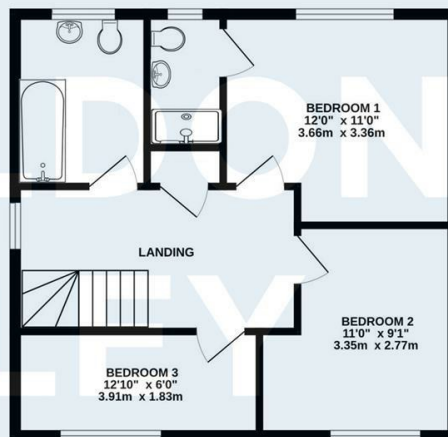
Guide Price
£360,000



GROUND FLOOR
673 sq.ft. (62.5 sq.m.) approx.



1ST FLOOR
502 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA: 1175 sq.ft. (109.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



EPC Rating - B

Tenure - Freehold

Council Tax Band - E

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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