



Lavender Walk, Evesham, WR11 2LN

**SHELDON
BOSLEY
KNIGHT**

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PROFESSIONALS

Property Description

This attractive four-bedroom detached home is set within the sought-after Thistledown estate and occupies a generous corner plot. With versatile living space, parking, garage, and a well-sized garden, it makes a superb family home.

The property opens into a bright entrance hallway leading to the main reception rooms. The living room offers a comfortable and inviting space, connecting to the dining room. A conservatory extends the living space further, enjoying views and direct access onto the garden. The fitted kitchen is supported by a separate utility room, providing additional storage and convenient side access. A ground-floor WC and integral garage access add further practicality.

Upstairs, four bedrooms provide ample accommodation for families, with the principal bedroom benefiting from its own en-suite shower room. A family bathroom serves the remaining bedrooms.

Externally, the rear garden is mainly laid to lawn with patio seating and established borders, along with gated side access. To the front, a block-paved driveway provides off-road parking and leads to the garage, which is fitted with power, lighting, and an electric roller door.





Key Features

- FOUR BEDROOM DETACHED FAMILY HOME
- SOUGHT-AFTER THISTLEDOWN ESTATE
- GENEROUS CORNER PLOT
- SPACIOUS LIVING ROOM AND DINING ROOM
- CONSERVATORY WITH GARDEN ACCESS
- FITTED KITCHEN AND SEPARATE UTILITY ROOM
- PRINCIPAL BEDROOM WITH EN-SUITE
- FAMILY BATHROOM AND GROUND FLOOR WC
- GARAGE WITH POWER, LIGHTING AND ELECTRIC ROLLER DOOR
- EPC RATING = D

Guide Price
£390,000

Location

Ideally situated within a mile and a half 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: We understand that the property is for sale Freehold.

Local Authority: Wychavon District Council

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

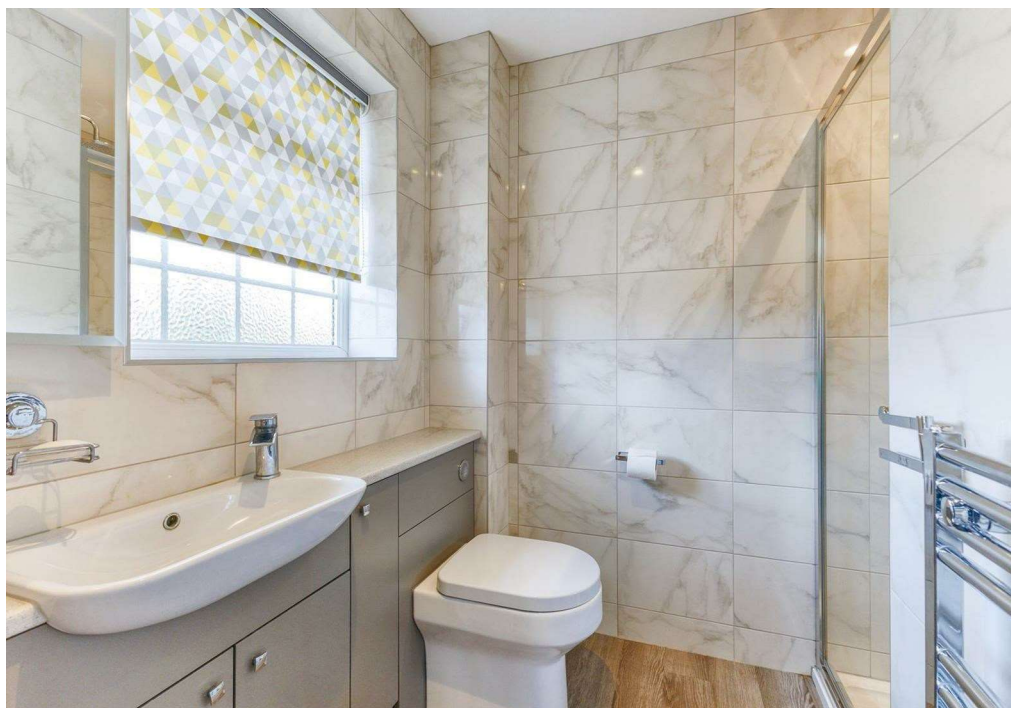
EPC Rating: D

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.

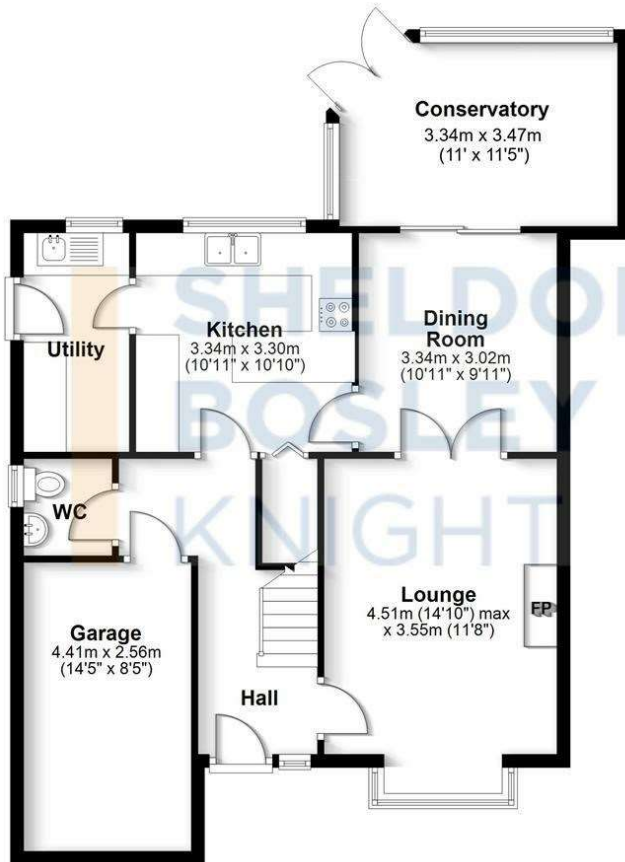




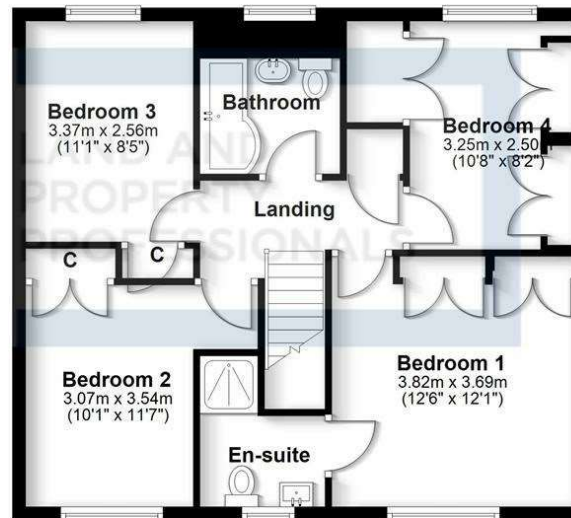


Floorplan

Ground Floor
Approx. 80.5 sq. metres (866.6 sq. feet)



First Floor
Approx. 60.2 sq. metres (647.5 sq. feet)



Total area: approx. 140.7 sq. metres (1514.1 sq. feet)

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



EPC Rating - D

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