



Coldicott Gardens, Evesham, WR11 2JW

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

\*\*\*\* NO ONWARD CHAIN \*\*\*\*

A beautifully presented four-bedroom detached family home with double garage and off-road parking, situated in a sought-after cul de sac location close to the centre of Evesham. The current owners have created a stunning open plan kitchen diner living area.

On entry to the property you are greeted with a spacious hallway which then allows entry to the lounge area which is spacious, light and airy there is a light and airy with a stunning feature fireplace and bay window. The open kitchen diner which is fully fitted with an extensive range of modern wall and base units with mostly integrated appliances, one highlight of this room, is that it has three patio double doors leading to the patioed area of the garden, which provides lots of natural light. Off the kitchen area is a good-sized utility room and also a boot room which also provides access to the garden and double garage. The ground floor also benefits from having a downstairs WC.

Upstairs there are four well-proportioned bedrooms which benefit from a range of fitted wardrobes. The master has its own ensuite shower room in addition to the family bathroom. The landing also provides ample pace, and benefits from a storage cupboard.

The well-established rear garden is a delight and is laid to lawn mostly with a patio area and a variety of trees and shrubs. There is ample off-road parking via a large driveway and a double garage which has power and lighting and pedestrian side access, with a laid to lawn fore garden. This home comes equipped with high-efficiency solar panels.





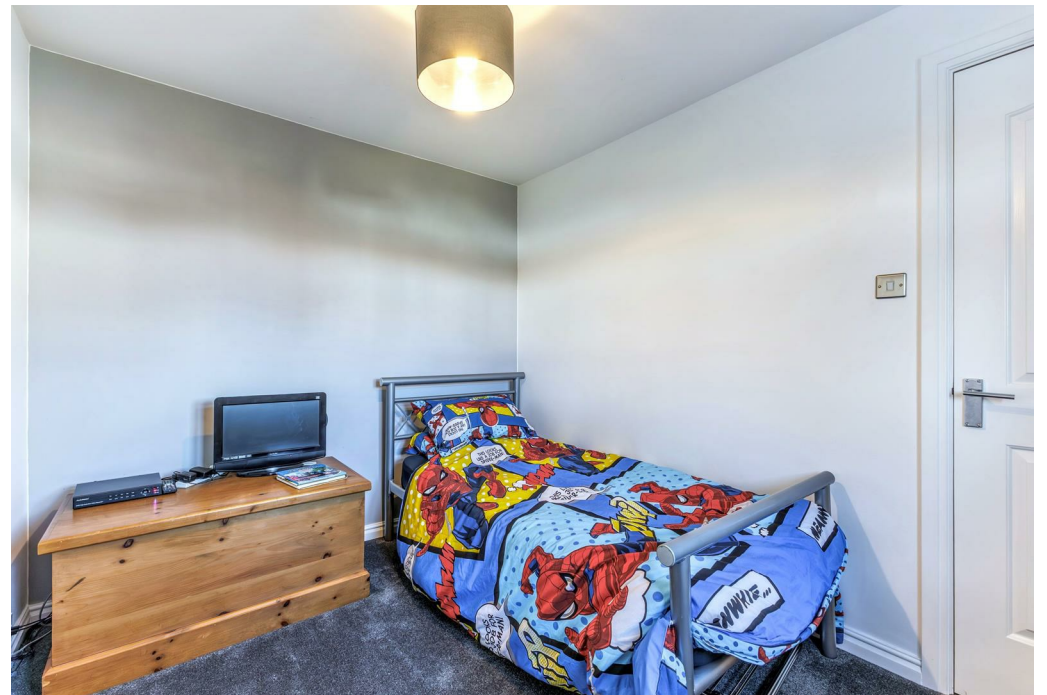


## Key Features

- NO ONWARD CHAIN - VIEWING HIGHLY ADVISED
- SOUGHT AFTER PRIVATE CUL DE SAC LOCATION
- OPEN PLAN KITCHEN DINER
- UTILITY AND BOOT ROOM
- LIGHT, AIRY AND SPACIOUS
- FEATURE LOG BURNER FIREPLACE
- FOUR DOUBLE BEDROOMS
- VERSATILE LIVING
- LARGE REAR GARDEN AND FORE GARDEN
- DOUBLE GARAGE AND DRIVEWAY FOR 4+ CARS

**Offers In Excess Of  
£525,000**

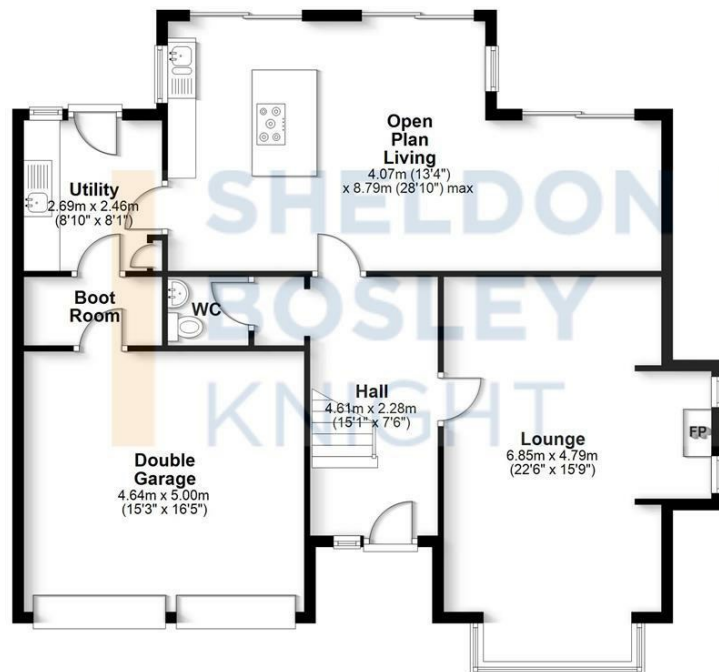






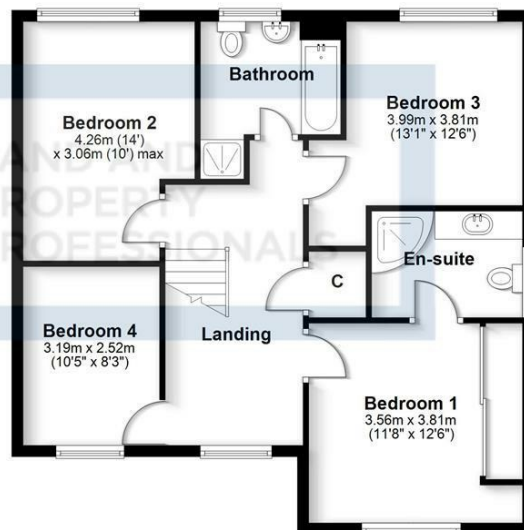
## Ground Floor

Approx. 107.1 sq. metres (1152.3 sq. feet)



## First Floor

Approx. 72.4 sq. metres (779.1 sq. feet)



Total area: approx. 179.4 sq. metres (1931.4 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 - B

Tenure - Freehold

Council Tax Band - F

Local Authority  
Wychavon County 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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