



# Clarks Hill Rise Evesham

Offers Over £500,000

- Five bedroom detached executive house
- Fabulous sized master bedroom suite with views
- Recently renovated breakfast kitchen with separate utility room
- Dual aspect sitting room with french doors to the garden
- Formal dining room
- Off-street parking for at least three cars
- EV Charging Point
- Double Garage

**Nigel Poole  
& Partners**

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Evesham

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**\*\*A BEAUTIFULLY PRESENTED FIVE BEDROOM DETACHED HOME IN A QUIET CUL DE SAC LOCATION\*\*** Contemporary, modern and beautifully presented executive detached family home conveniently located in a quiet residential location with the convenience of the Market town of Evesham. Entrance hall; study; downstairs cloakroom; dual aspect lounge; formal dining room; newly fitted breakfast kitchen and a separate utility room. On the first floor are five bedrooms all with fitted wardrobes, fabulous master with an en-suite and a family bathroom. The property is finished to a high standard with quality fixtures and fittings throughout. The enclosed and well maintained rear garden is laid to lawn with planting and patio seating areas. Double garage integral and driveway for 3 + cars.

## Front

Tarmac driveway with parking for several vehicles. Mature shrub and hedged border. Storm porch. Integral double garage. CCTV. Fitted EV Charger Point. Access to the rear of the property.

## Entrance Hallway

Doors to the lounge, dining room, Study, Downstairs Cloakroom, Storage cupboard and Kitchen. Stairs rising to the first floor. Radiator. Solid oak flooring.

## Lounge

Double glazed window to the front aspect. Double glazed windows and French doors to the rear garden. Feature fireplace with electric fire. Carpeted flooring. Radiator.



## Dining Room

Double glazed window to the rear aspect. Solid Oak Flooring and Doors leading to entrance hallway and lounge. Radiator.



## Study

Double glazed window to the front aspect. Radiator. Lino Flooring.

## Downstairs WC

Stand alone wash hand basin, low flush WC, fully tiled. Wall mounted towel rad. Double glazed window to side aspect.

## Breakfast kitchen Diner

Bespoke, newly fitted and high quality finish Kitchen Diner with Breakfast Bar. Solid Granite worktops. Under unit downlighting. Tiled flooring. Space for rangemaster/cooker with custom extractor over. Integrated microwave. Larder. Space for american style fridge freezer. Integrated wash hand basin with drainer. Vertical wall mounted bespoke radiator.

## Utility room

Solid granite worktops, wash hand basin, mix of wall and base units. Space for washing machine and appliances. Tiled flooring and doors leading to storage cupboard and external side access.

## First Floor Landing

Carpeted flooring. Double glazed windows to front aspect. Doors leading to all 5 bedrooms and family bathroom.

## Bedroom 1

Master Suite. Carpeted flooring. Two built in double wardrobes. Double Glazed window to front aspect with views. Doors into master ensuite and landing. Hardwired CCTV input.

## Bedroom 2

Carpeted flooring, radiator built in wardrobes and Double Glazed window to rear aspect.

## Bedroom 3

Carpeted flooring, radiator built in wardrobes and Double Glazed window to rear aspect.

## Bedroom 4

Carpeted flooring. Double Glazed window to front aspect. Built in wardrobes. Radiator.

## Bedroom 5

Carpeted flooring. Radiator. Double glazed window to rear aspect.

## Family Bathroom

Tiled on walls. Lino flooring. Bath. Walk in shower. Stand alone wash hand basin. Low flush WC. Double Glazed window to rear aspect.

## Garage

Integral double garage. Access from the garden. Power and light.

## Garden

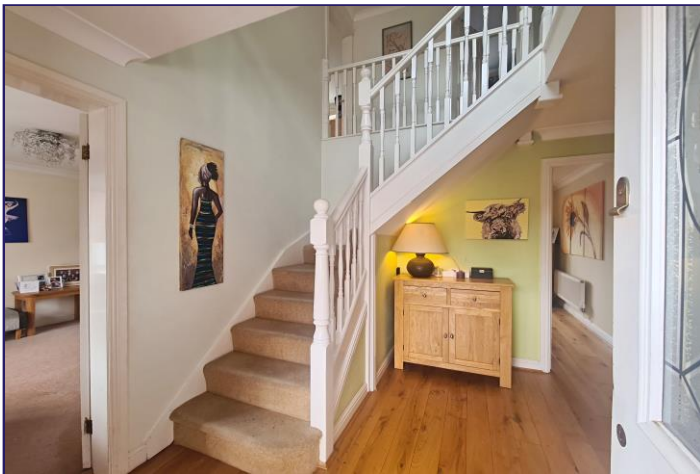
Laid to lawn with patio seating areas. Mature planting. Power. Water tap. Side access to the rear of the property. Fitted EV Charger on driveway. Hardwired CCTV system.

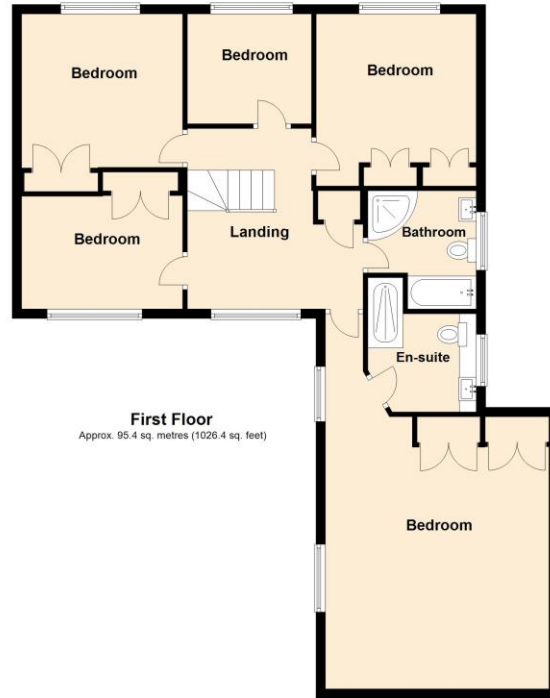
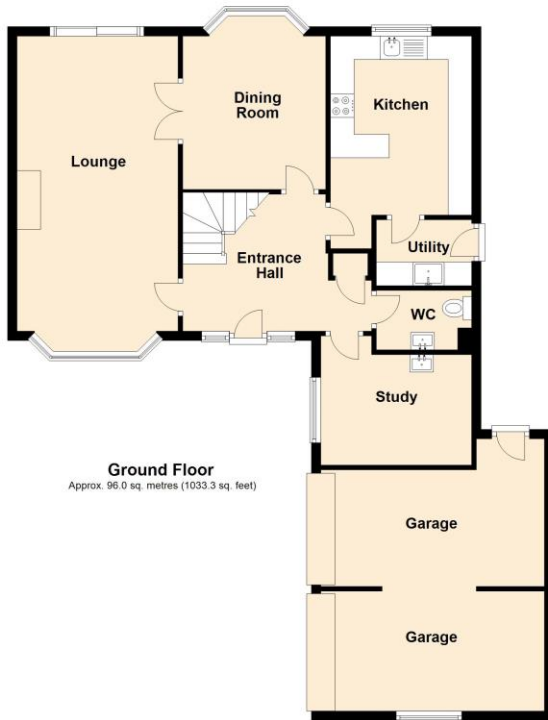
## Tenure: Freehold

## Council Tax Band: F

## Broadband and Mobile Information

Broadband and Mobile Information To check broadband speeds and mobile coverage for this property please visit: <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode WR11 2FW





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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N446 Ravensworth 01670 713330

