



158 Kings Road, Evesham, WR11 3FL

Asking price £500,000



CHRISTIAN
LEWIS
PROPERTY



Asking price £500,000

158 Kings Road

Evesham, WR11 3FL

- Five bedroom executive family home
- A quality build
- Ample parking
- Immaculately presented, as new.
- Downstairs study
- Small, exclusive development
- Double garage
- Rear garden
- Three bathrooms
- Quality fixtures and fittings

Presented in an exquisite manner, this expansive five-bedroom, three-bathroom detached executive residence occupies a substantial plot nestled within a private road within an esteemed small development, all conveniently located within the catchment area of the outstanding Bengeworth Academy. The home features a spacious kitchen-diner-family room, a bright and airy sitting room, and an additional reception room ideal for various purposes such as a home office, snug, or playroom. Upstairs, five generously proportioned bedrooms offer ample accommodation along with fantastic storage options. Approaching the property via a paved pathway leading to the front door, you're greeted by a spacious hallway from which all main rooms branch, along with a convenient downstairs WC and storage space under the stairs. The kitchen-diner is outfitted with a comprehensive range of premium wall and base units, complemented by quality work surfaces, a walk-in pantry, and a handy utility room. Large double doors open onto the landscaped rear garden from both the kitchen-diner and the spacious sitting room, inviting seamless indoor-outdoor living. Ascending to the first floor, a charming landing grants access to all bedrooms and the family bathroom. The master bedroom features built-in wardrobes and an ensuite shower room, while the second bedroom boasts its own ensuite along with a walk-in wardrobe/dressing room. The family bathroom operates as a 'Jack and Jill' arrangement, shared with bedroom three.

Outside, the property offers ample off-road parking to the front, supplemented by a double garage equipped with power and lighting. The rear garden provides a serene retreat, offering considerable privacy and a delightful sunny aspect. Thoughtfully landscaped, it comprises a sizable patio area with lighting area with lights and electric points and raised lawn area and is fully fenced with well-planted borders.



Additional Information

Tenure: Freehold
Council Tax: Band F
Local Authority: Wychavon District Council
EPC - B

Location

This appealing residence sits alongside the serene ambiance of Evesham Marina, offering proximity to the picturesque River Avon and its inviting riverside pathways. Evesham boasts a rich historical heritage as a bustling market town, with all essential local amenities conveniently within walking distance.

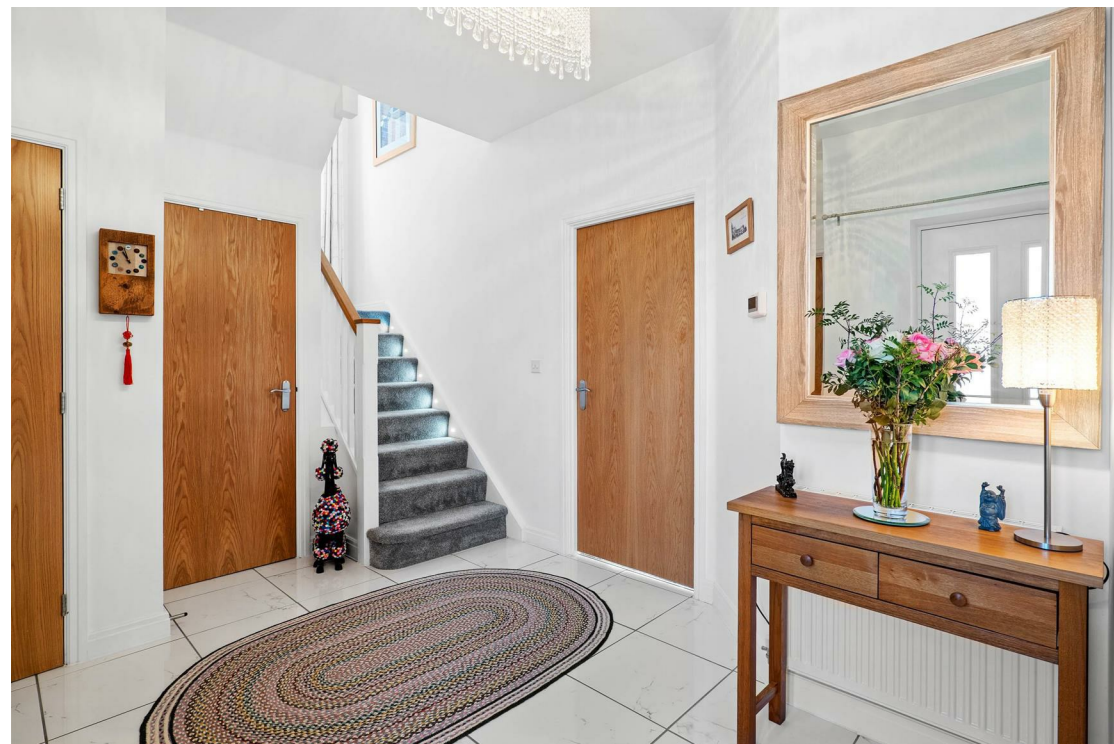
Residents of Evesham enjoy superb shopping opportunities, encompassing a diverse array of facilities such as banks, supermarkets, a post office, bars, restaurants, and various recreational outlets. For further indulgence, nearby towns like Cheltenham, Worcester, and Stratford-upon-Avon beckon with their cultural offerings. Education is well-served, with an assortment of state, grammar, and independent schools catering to diverse needs. Golf enthusiasts will find courses nearby, while racing aficionados can partake in the excitement at Cheltenham, Worcester, and Stratford-upon-Avon. The surrounding Vale of Evesham showcases stunning rolling landscapes, complemented by the proximity of the North Cotswolds and the charming village of Broadway, just a mere 8 miles away.

Schools

Renowned for its outstanding educational institutions, the region boasts a plethora of schooling options, encompassing state, private, and grammar schools. Noteworthy mentions include Alcester Grammar Co-Ed, K.E.S Boys Grammar, and Shotton Girls Grammar, situated in the neighbouring town of Stratford-upon-Avon.

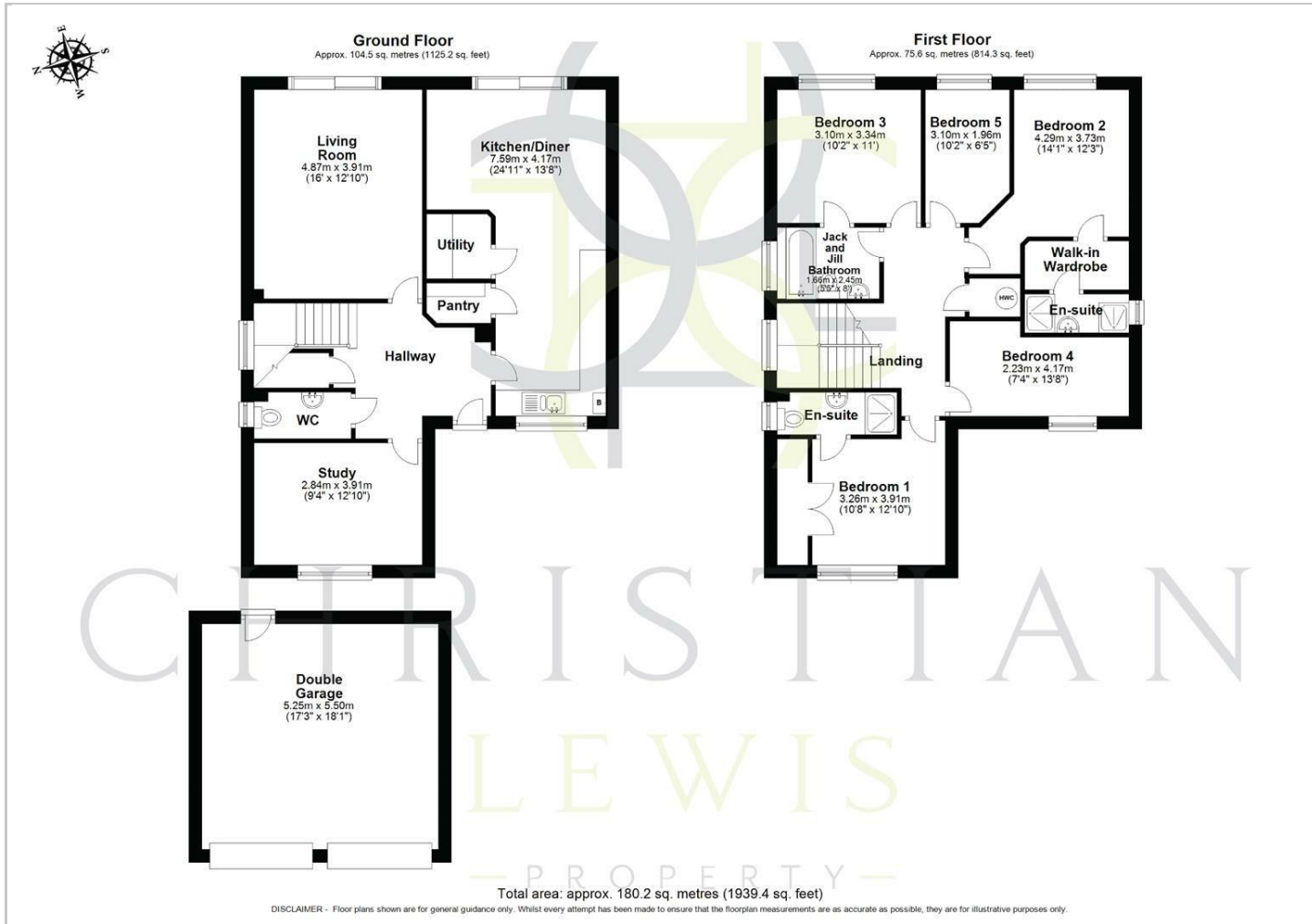
Evesham Marina neighbours Bengeworth CE Academy Junior School, distinguished by its 'Outstanding' rating from Ofsted. Additionally, within a mile's radius, one finds The Vale of Evesham School and Prince Henry's High School, both acclaimed with the prestigious 'Outstanding' label by Ofsted.



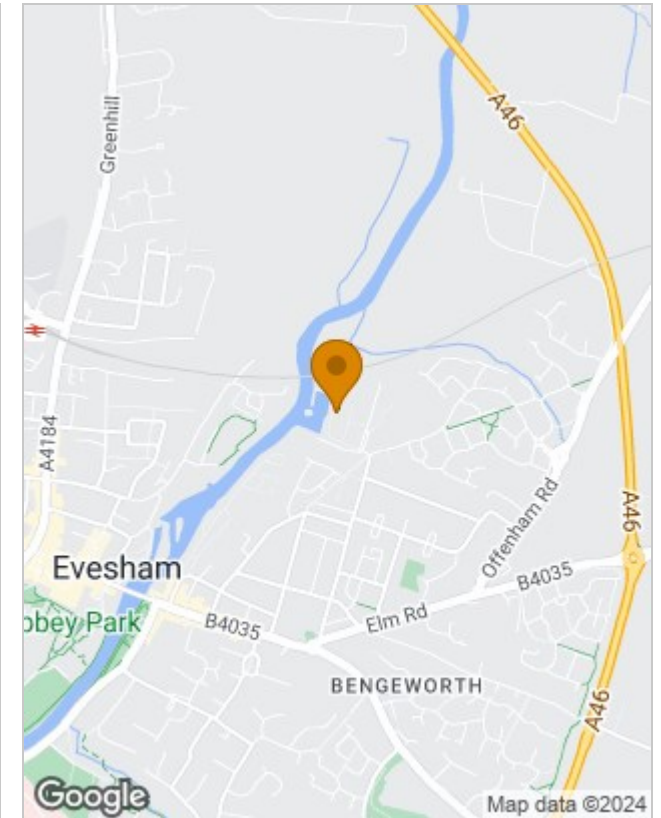




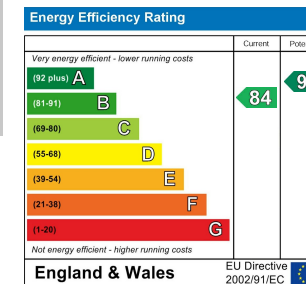
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Evesham Office on 01386 442929 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.