



1 Norval Court Three Cocks Lane, Evesham, Offenham WR11 8RY

Guide price £350,000





# 1 Norval Court Three Cocks Lane

Offenham

Evesham, WR11 8RY

- A fabulous modern family home which beautiful gardens to the front and rear
- Stunning kitchen/diner
- Three reception rooms
- Chain Free
- Three good size bedrooms, two bathrooms
- Utility
- Parking

This beautifully presented modern three-bedroom, chain free village home offers generous and versatile living accommodation, complemented by attractive, well-maintained gardens, all within easy walking distance of the amenities of Offenham.

Finished to a high specification throughout, the property benefits from front and rear gardens, convenient off-road parking. At the heart of the home is a stylish open-plan kitchen, while the principal bedroom enjoys the added luxury of a private en-suite. The ground floor layout is particularly flexible, further enhanced by a delightful warm-roof conservatory, creating an inviting additional living space. All three bedrooms are well-proportioned, making the property ideal for families, professionals, or those seeking extra space.

A gently winding pathway leads to the front entrance, opening into a welcoming and comfortable lounge, which flows seamlessly into the bright conservatory. A second reception room offers excellent versatility and could serve equally well as a formal dining room, children's playroom, or a spacious home office. The kitchen is superbly appointed with an extensive range of contemporary wall and base units, generous worktop space, and integrated appliances, providing both functionality and style. Completing the ground floor is a practical utility room and a convenient downstairs WC.

Upstairs, the property continues to impress with three generously sized bedrooms. The principal bedroom benefits from a modern en-suite shower room, while the remaining bedrooms are served by a stunning family bathroom featuring a separate shower cubicle and high-quality fittings.

Externally, the gardens are a particular highlight. Mainly laid to lawn, they are enclosed by a combination of fencing, walling, and mature hedging, and are beautifully stocked with a variety of flowers, shrubs, and plants, creating a private and tranquil setting. To the rear, the property also benefits from off-road parking.



## Additional Information

Tenure: We understand that the property for sale is Freehold

Local Authority: Wychavon District Council

Council Tax Band: We understand that the Council Tax Band for the property is Band D  
EPC Rating C

## DISCLAIMER

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller.

Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position.

Please inform us if you become aware of any information being inaccurate.

## Anti Money Laundering & Financial Regulations

In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

A non-refundable AML verification fee of £30 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

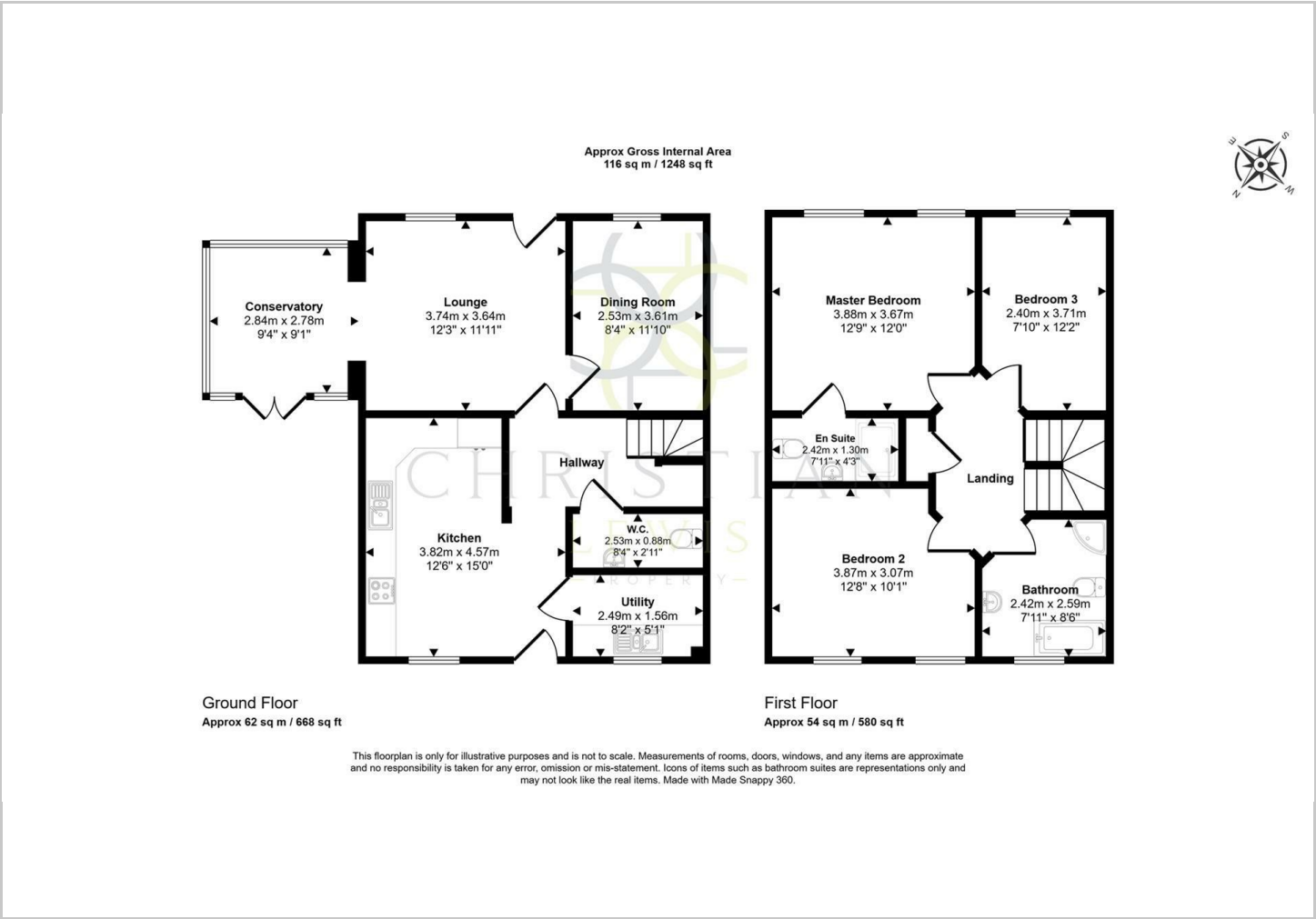
Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.







Floor Plans



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.

Location Map



Energy Performance Graph

