



1 Violet Walk, Evesham, WR11 3GE

Offers over £385,000





1 Violet Walk

Evesham, WR11 3GE

- A modern four bedroom detached family home
- Great position
- Must be viewed
- Popular location
- Garage and parking
- Conservatory

A MODERN, DETACHED FAMILY HOME IN A WONDERFUL POSITION

A superbly positioned executive home, perfectly overlooking a leafy green and benefiting from a sunny south-facing rear garden.

Inside, the property offers a generous and welcoming sitting room, featuring stylish flooring and elegant French doors that open into a bright south-facing conservatory—ideal for relaxing or entertaining. The dedicated study is thoughtfully designed with high-quality fitted shelving, creating an excellent workspace.

At the heart of the home is an impressive kitchen/diner, finished to a high specification with a range of sleek units, quality worktops, and tiled surrounds. Integrated AEG appliances include a gas hob, extractor hood, oven, microwave-combi, fridge/freezer, and a Sharp dishwasher. The tiled flooring flows seamlessly into the dining area, which enjoys a triple aspect and French doors leading out to the garden—filling the space with natural light.

A practical utility room provides additional storage, a sink, and plumbing for laundry needs.

Upstairs, the landing leads to a spacious principal bedroom with built-in wardrobes, picturesque views over the green, and a private en-suite shower room. There are three further well-proportioned double bedrooms, with bedroom two also benefiting from fitted wardrobes, along with a modern family bathroom.

This high-quality home is equipped with uPVC double glazing, gas central heating, solar panels, and excellent finishes throughout, including tiled floors, carpets, blinds, and contemporary lighting.

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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 E
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.

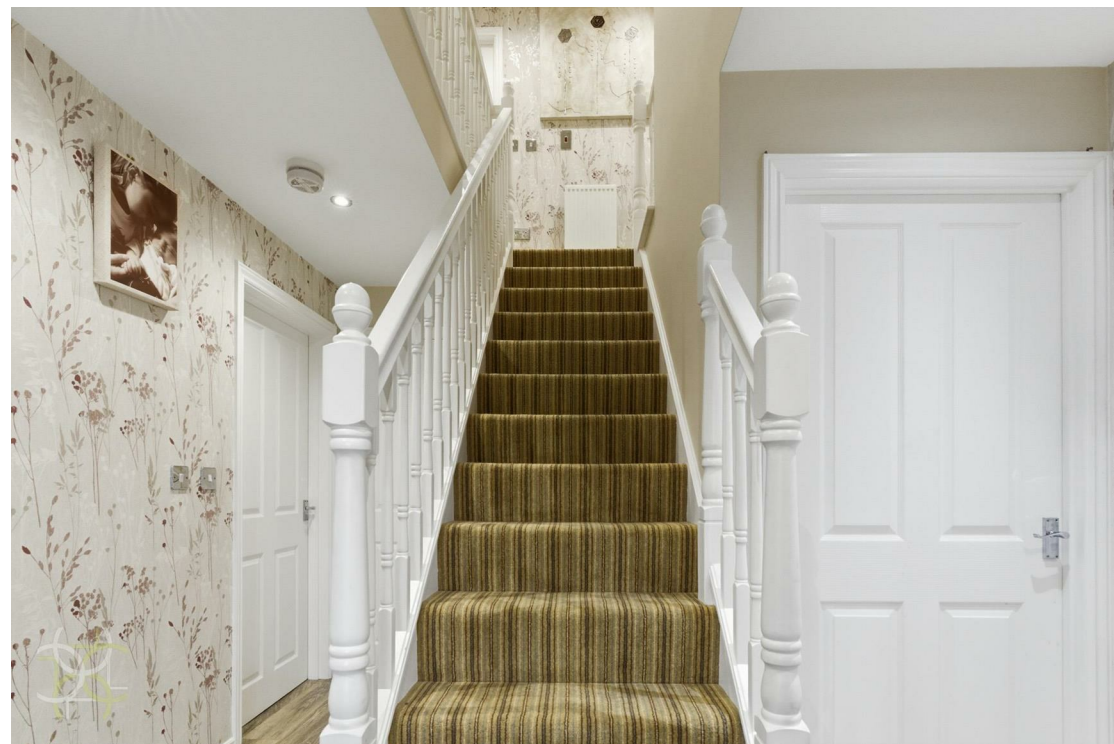
Anti Money Laundering & Financial Regulations

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.

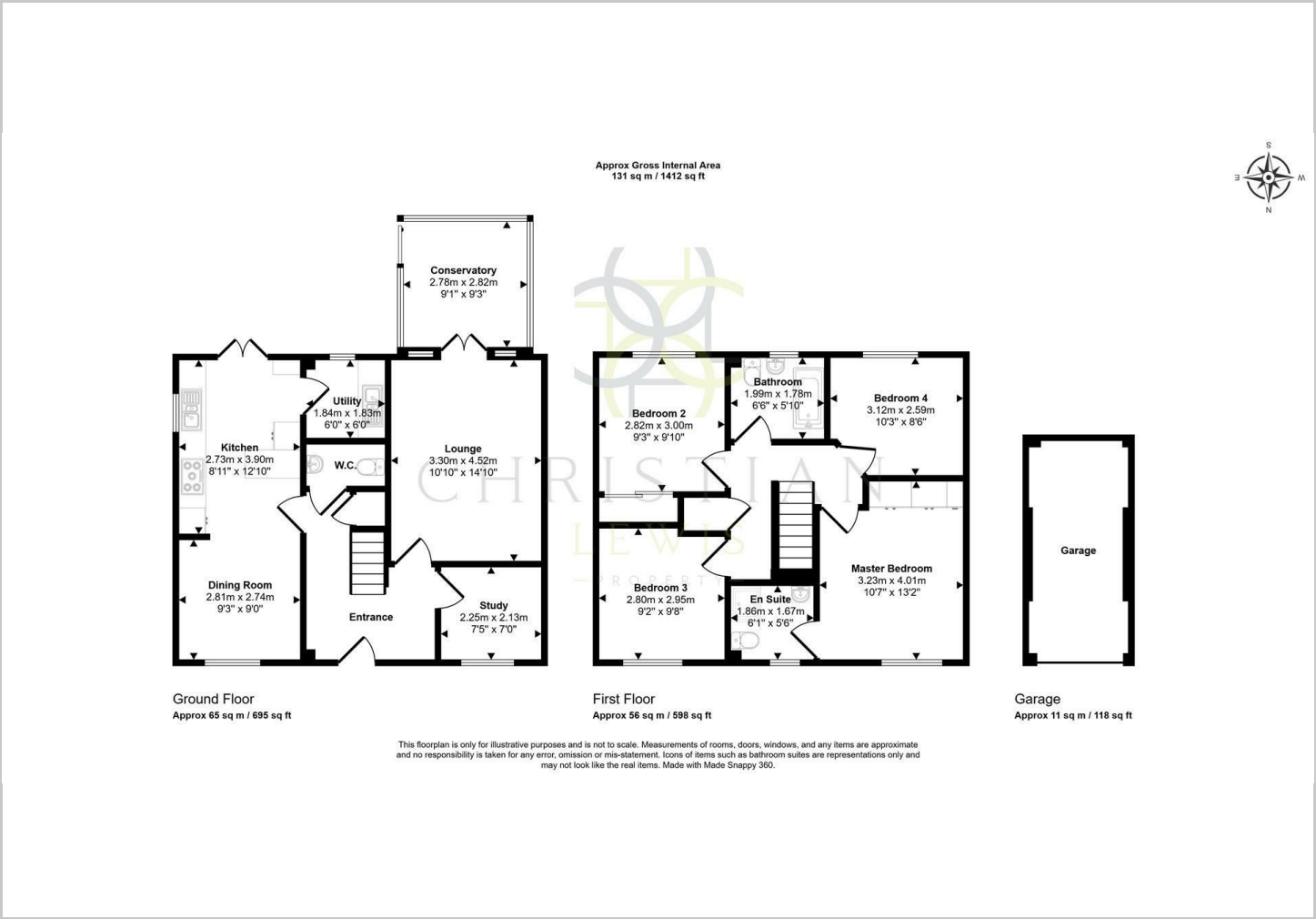
Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.



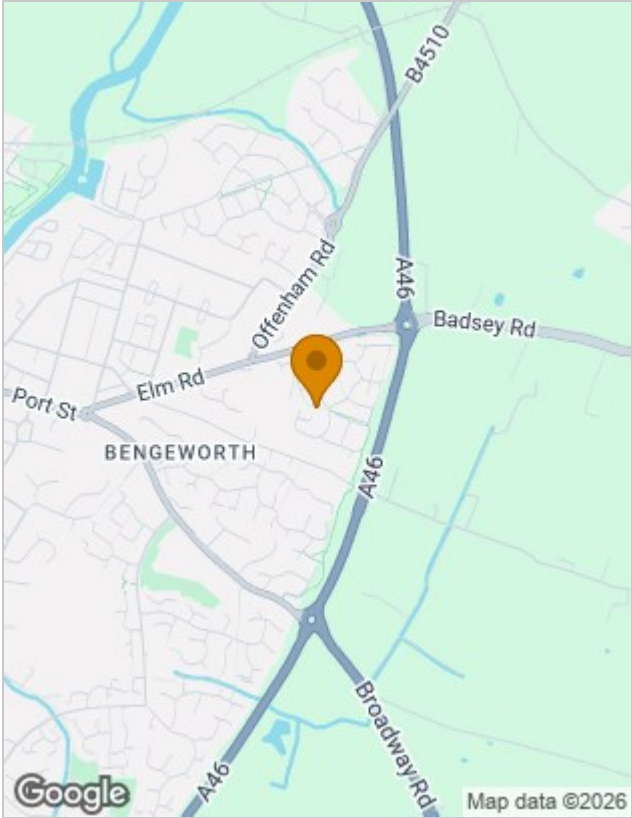




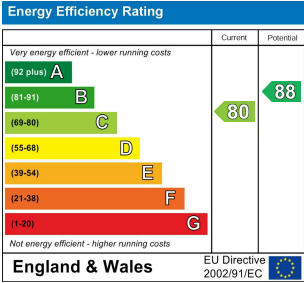
Floor Plans



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.