



41 Sunset Way, Evesham, WR11 3JX

Offers over £375,000





41 Sunset Way

Evesham, WR11 3JX

- Immaculately presented detached home
- Stunning open-plan kitchen/dining room
- Separate dining room
- Well maintained rear garden
- Sought-after residential location
- Four bedrooms
- Bright dual-aspect lounge
- Principal bedroom with en-suite shower room
- Single garage and off-road parking
- Ideal for growing families or upsizers

An immaculately presented and thoughtfully designed four-bedroom detached family home, ideally positioned within a sought-after residential setting, offering spacious and versatile accommodation throughout.

Upon entering, you are welcomed by a central hallway that leads to a beautifully appointed dual-aspect lounge, providing a warm and inviting space to relax, complete with French doors opening out to the rear garden. The heart of the home is the impressive open-plan kitchen/dining room, finished to a high standard with a range of modern units and ample space for family dining and entertaining. A separate dining room to the front offers further flexibility, ideal as a formal dining space, home office or playroom.

Upstairs, the property continues to impress with four well-proportioned bedrooms. The principal bedroom benefits from built-in storage and a stylish en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom. Bedroom four offers excellent versatility, perfect for a nursery or study.

Externally, the rear garden is attractively landscaped and designed for low maintenance, featuring a patio seating area and a lawn—ideal for both entertaining and family use. To the rear of the property, there is a single garage and off-road parking, providing practical and convenient access.

Finished in a neutral and modern décor throughout, this home is ready to move straight into and perfectly suited for growing families or those seeking a well-balanced layout with both comfort and functionality.



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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

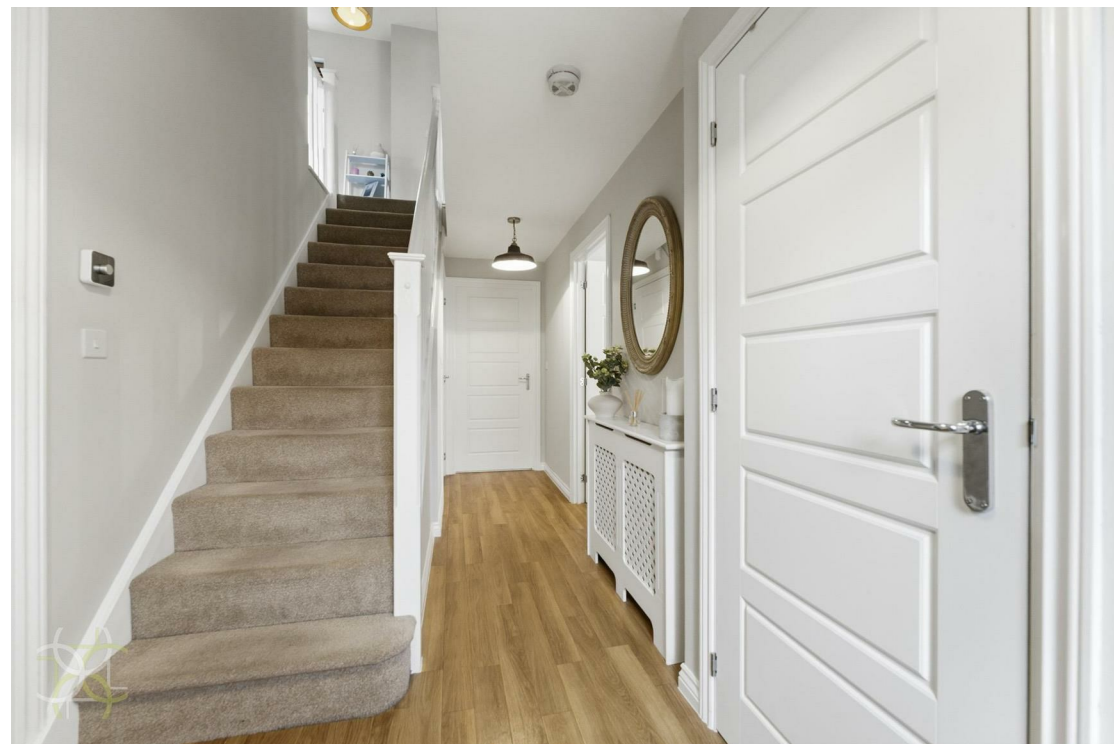
Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained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

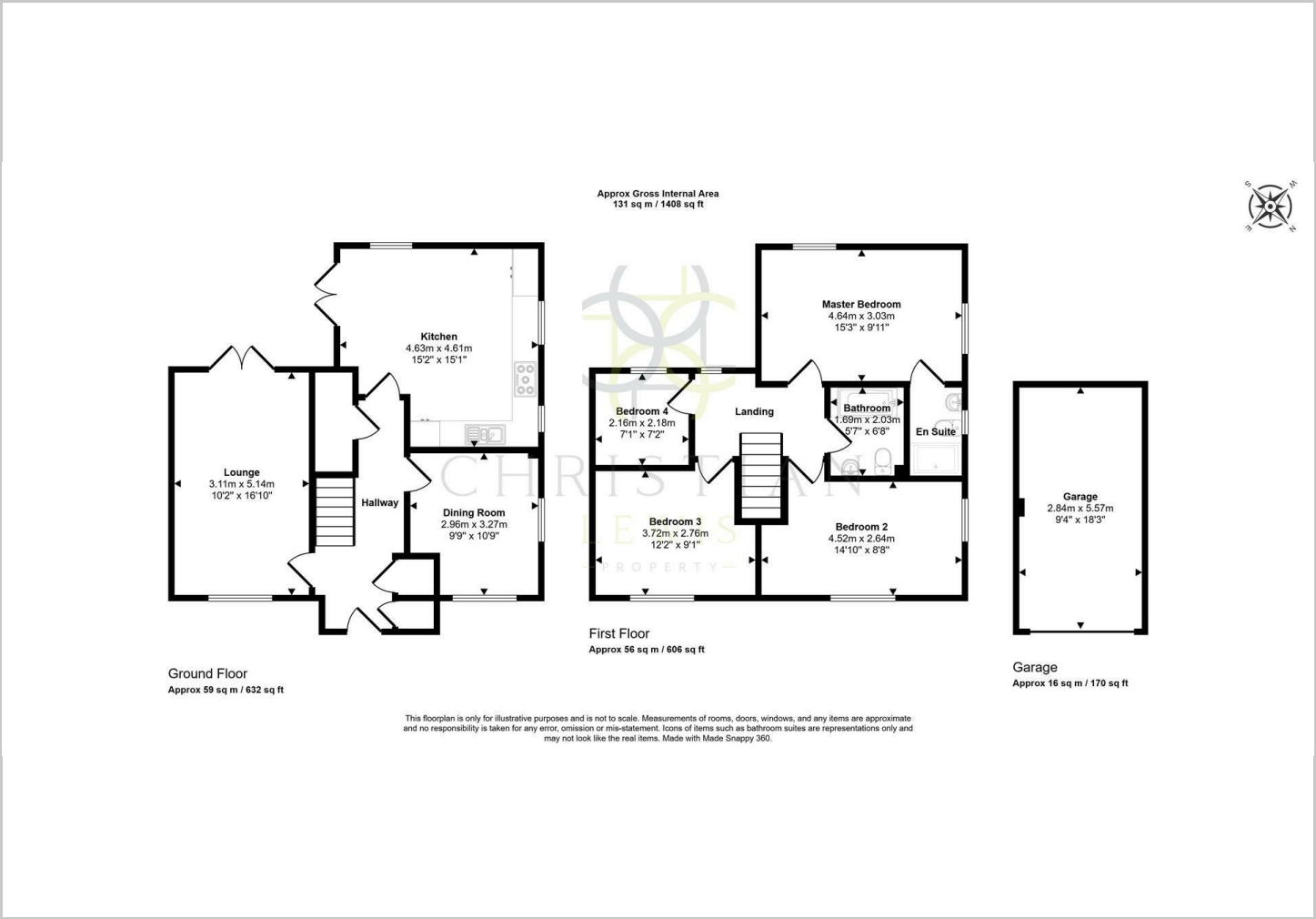
A non-refundable AML verification fee of £60 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

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

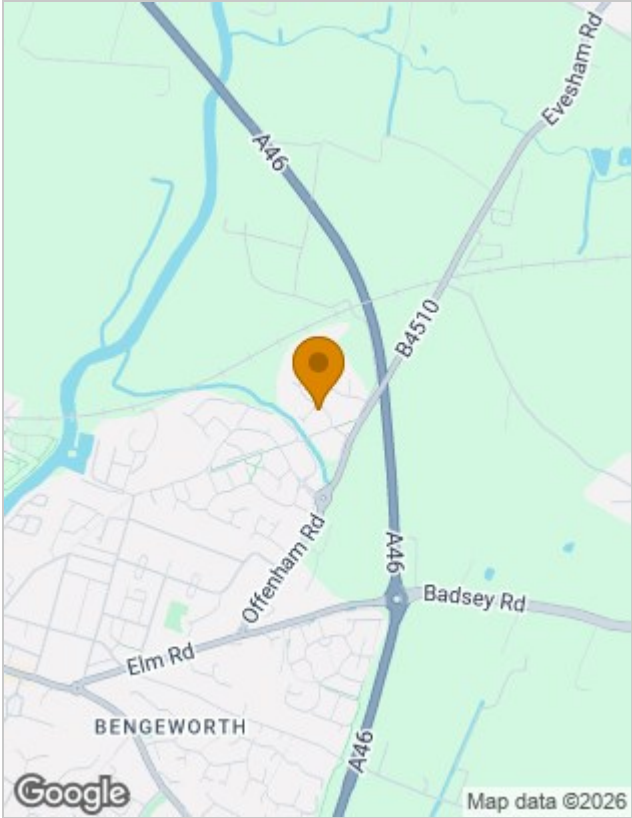


Viewing

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

