23 Crabtree Leys, Evesham, Offenham WR11 8SE

Offers over £400,000

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CHRISTIAN LEWIS PROPERTY

# 23 Crabtree Leys

## Offenham
## Evesham, WR11 8SE

- A detached family home located in a peaceful and tranquil position
- Beautiful single storey extension to the rear with bifold doors
- It must be viewed to be fully appreciate the specification, condition and location
- Three bedrooms, two bathrooms
- Show home condition
- Walking distance to the local first school, riverside pub and village shop

A FABULOUS DETACHED FAMILY HOME OFFERED TO THE MARKET IN SHOW HOME CONDITION

Situated on the small and exclusive Crabtree Leys development, in the heart of the highly sought-after village of Offenham, this wonderfully presented and thoughtfully extended family home offers a superb combination of style, space and privacy.

Having been meticulously enhanced, maintained and cared for by the current owners since new, the property is presented to an excellent standard throughout and provides a fantastic opportunity for those seeking a home that is ready to move straight into.

The accommodation briefly comprises a welcoming entrance hallway with downstairs WC, a spacious double-aspect lounge and a well-appointed kitchen/diner. The kitchen opens through to a superb single-storey extension, creating a versatile additional living space flooded with natural light from two Velux windows and large bi-fold doors, which provide an attractive connection to the rear garden.

Upstairs, there are three well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes and its own ensuite shower room. A contemporary family bathroom serves the remaining bedrooms.

Outside, the property continues to impress. To the front is a driveway providing off-road parking and access to the single garage. The rear garden has been thoughtfully landscaped and enjoys a sunny aspect, while its established boundaries create an exceptional degree of privacy — perfect for relaxing, entertaining and enjoying the garden throughout the warmer months.

Offers over £400,000

### 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
Estate charges apply - £246.60 per year

### 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.

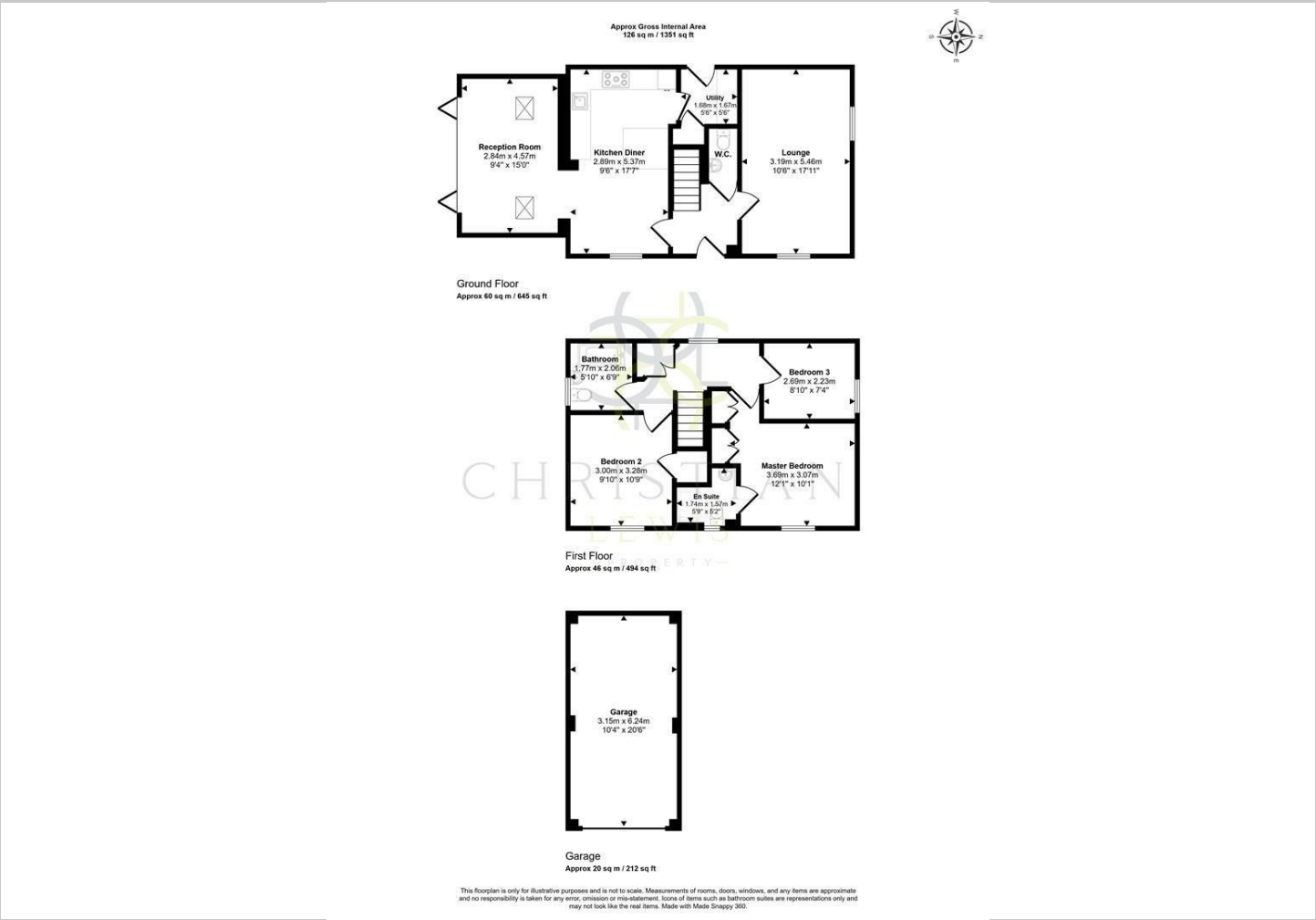
A non-refundable AML verification fee of £60 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

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.

### Disclaimer

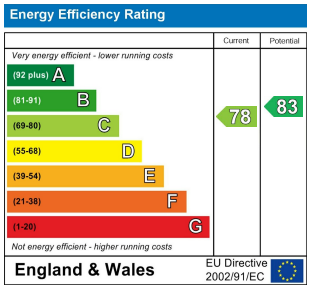
Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained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

## 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.

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