



37A Crump Way, Evesham, WR11 3JG

Guide price £450,000





37A Crump Way

Evesham, WR11 3JG

- Impressive & Substantial Four-Bedroom Detached Family Home
- Superb Kitchen/Diner – The Heart of the Home
- Second En-Suite Bedroom & Family Bathroom
- Off-Road Parking
- Close to Local Amenities
- Approximately 1,519 Sq Ft of Versatile Accommodation
- Principal Bedroom with En-Suite
- Beautifully Landscaped Rear Garden
- Popular Residential Area
- Viewing Highly Recommended to Appreciate the Space on Offer

An impressive and substantial four-bedroom detached family home, offering approximately 1,519 sq ft of beautifully presented and versatile accommodation, with three bathrooms, off-road parking and an attractive landscaped rear garden.

Built in 2016 and situated on the popular Orchards development in Evesham, the property offers an excellent balance of generous living space, practical family accommodation and a layout well suited to modern family life.

A real strength of the property is the flow of the ground floor. There is a spacious lounge with bay window to the front, alongside an additional reception room offering excellent flexibility as a family room, playroom, home office or snug.

At the heart of the home is the impressive kitchen/diner, a fantastic space extending across the rear of the property. The kitchen offers an extensive range of fitted units and generous worktop space, with plenty of room for a large dining table and French doors opening directly onto the garden. A separate utility room, cloakroom and useful storage complete the ground floor.

Upstairs are four well-proportioned bedrooms, with the principal bedroom and a further bedroom both benefiting from en-suite shower rooms, in addition to the family bathroom. The combination of four bedrooms and three bathrooms makes the accommodation well suited to a growing family.

Outside, the rear garden has been thoughtfully landscaped and beautifully maintained, with a generous lawn, paved entertaining areas and established planting. A particular highlight is the impressive covered seating area, creating a fantastic space for outdoor dining and entertaining, while a substantial timber garden building provides further useful storage.



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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 F
EPC Rating C

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.

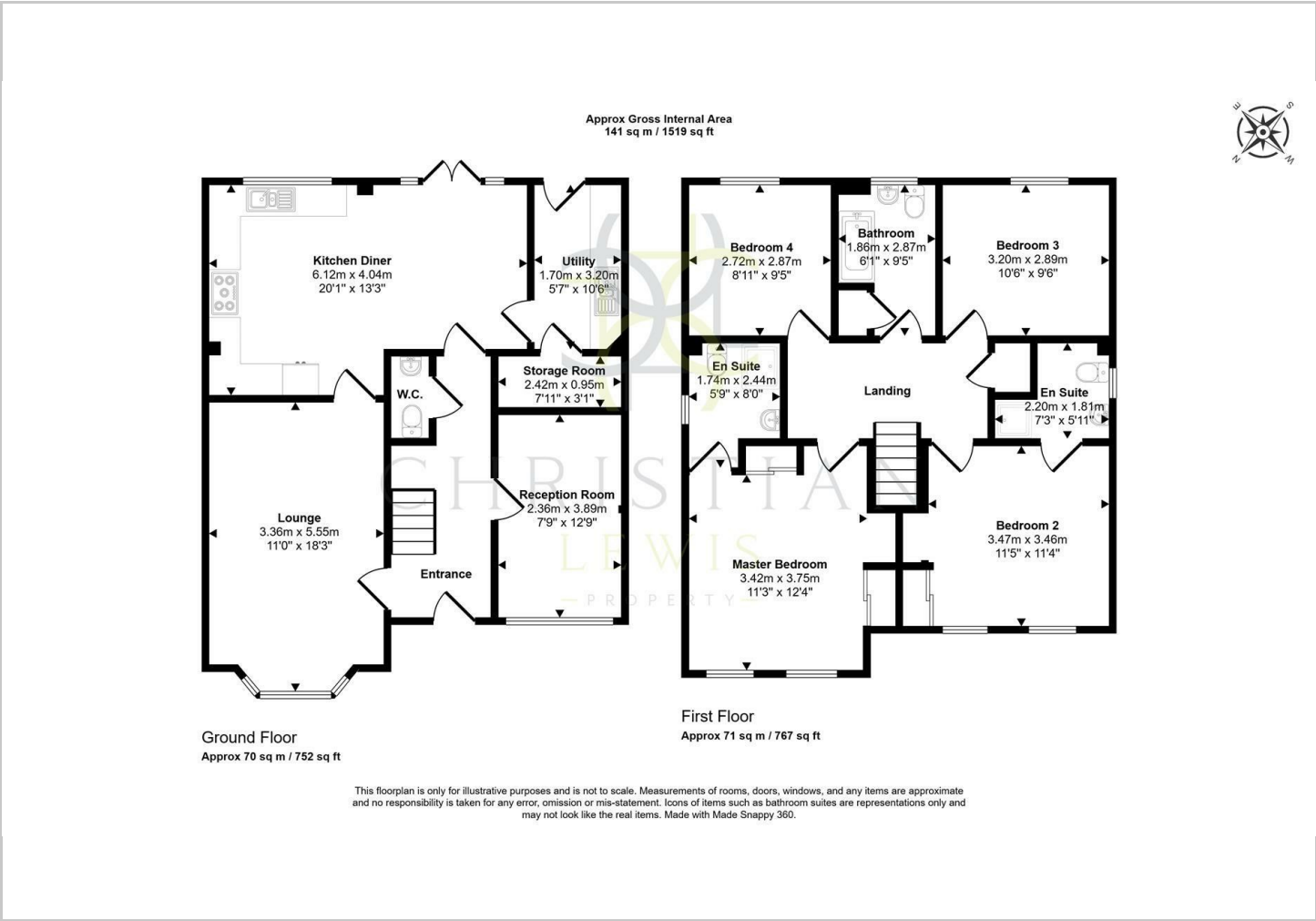
Disclaimer

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



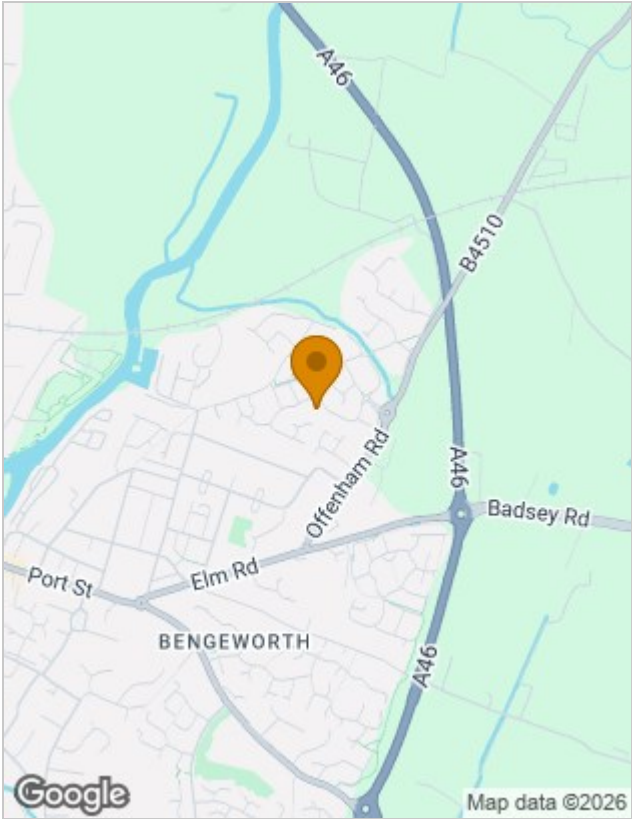
Viewing

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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Location Map



Energy Performance Graph

