



23 Bridleway Views

Evesham, WR11 2AP

Andrew Grant

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4 Bedrooms 2 Bathrooms 2 Reception Rooms

A spacious three storey home with sociable kitchen diner, sunny conservatory and easy maintenance garden plus garage parking.

- Modern three storey home with well planned layout across ground, first and second floors.
- Well equipped kitchen diner featuring cream cabinets, wooden worktops and a bay window.
- Enclosed garden with paved terrace, lawn and pergola for outdoor relaxation.
- Driveway providing off-road parking and access to a single garage.
- Sought-after residential area close to shops, schools and transport links in Evesham.

Set over three floors, this modern home is arranged around a welcoming kitchen diner and a separate living room opening into a conservatory. The first floor offers two good size bedrooms, a versatile third bedroom and a contemporary family bathroom, while the top floor provides a spacious main bedroom with en suite. Outside, there is a low maintenance garden with patio and lawn, and a driveway leading to the garage. Bridleway Views is a popular residential development close to amenities, making this an appealing choice for families and professionals.

1427 sq ft (132.5 sq m)





The kitchen and dining room

At the heart of the ground floor, the kitchen and dining room provides a sociable setting for everyday meals. Cream shaker style cabinets and wooden worktops are complemented by an integrated oven and gas hob beneath a stainless steel extractor, with a sink set into a matching worktop. A bay window forms the dining area and there is practical flooring, while a door connects to the hallway.







The living room

Set at the rear of the ground floor, the living room is arranged for relaxing and entertaining. A decorative fireplace provides a focal point and glazed French doors open into the adjoining conservatory. The room is accessed from the hall and offers ample space for seating.





The conservatory

Situated beyond the living room, the conservatory offers additional living space. It features a pitched glazed roof and full height windows with French doors opening onto the patio. With practical flooring and views over the garden, this versatile room connects the home to the outdoors.



The hallway and cloakroom

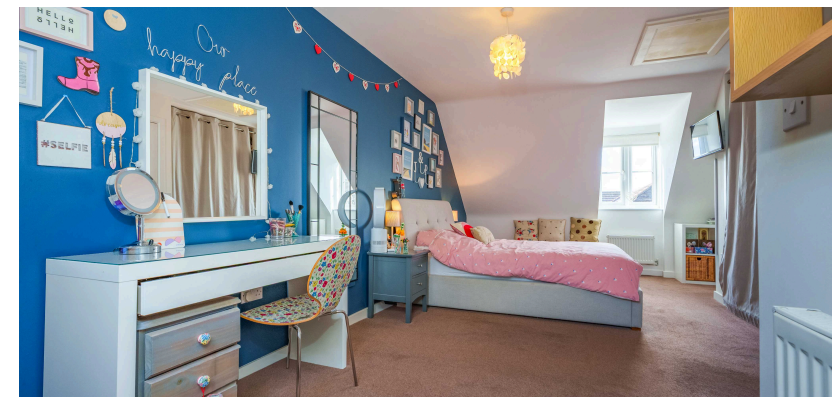
The entrance hall sets the tone for the home with a welcoming layout. A staircase with white balustrade rises to the first floor, and the cloakroom includes a close coupled WC and pedestal basin. Practical flooring flows throughout and doors lead to the kitchen diner and living room.





The primary bedroom

Occupying the entire top floor, the primary bedroom provides a private sanctuary. Dormer and Velux windows bring light into the generous space, and the sloping ceilings add character. There is ample space for furniture and direct access to the en suite. From here there is also access to the loft space.





The primary bedroom en suite

Serving the main bedroom, the en suite is fitted with contemporary sanitaryware. It features a glazed shower enclosure with tiled surround, a pedestal wash basin and a close coupled WC, all set beneath a Velux window.



The second bedroom

Positioned on the first floor, the second bedroom is a comfortable double room. A wide window overlooks the garden and a built in mirrored wardrobe provides useful storage. The room offers space for a double bed and additional furniture.



The third bedroom

The third bedroom also sits on the first floor and would suit family members or guests. It includes a fitted sliding wardrobe and a window bringing in ample light. The room is well proportioned and positioned near the family bathroom.



The fourth bedroom

The fourth bedroom is a versatile space, ideal as a study, nursery or dressing room. It benefits from a window providing a bright outlook and a fitted sliding wardrobe.



The bathroom

The family bathroom serves the first floor with a fresh, modern suite. A panelled bath has a shower over with glazed screen, accompanied by a pedestal wash basin and WC, all surrounded by tasteful tiling. An obscured window provides ventilation and light.



The garden

The rear garden has been laid out for easy maintenance and enjoyment. A paved terrace sits immediately outside the conservatory and leads to a lawned area enclosed by a picket fence, with a wooden pergola providing a focal point. Secure fencing defines the boundaries and a gate gives access to the driveway and garage.



The driveway and parking

To the side of the home, the tarmac drive provides valuable off road parking. It accommodates multiple vehicles in tandem and leads to a single garage with up and over door. The drive sits adjacent to the house, giving easy access to the front entrance and garden gate.

Location

Evesham is a thriving market town in the heart of the Vale of Evesham, offering a blend of historic charm and modern convenience. Bridleway Views is a modern development within reach of supermarkets, independent shops and leisure facilities, with nearby parks and green spaces for recreation. The town is served by well regarded primary and secondary schools and offers a range of nurseries and community amenities. Road connections provide access to Worcester, Stratford upon Avon and Cheltenham, while the local railway station links to Birmingham and London. Public transport and local services make this a practical place to live.

Services

The property benefits from mains gas, electricity, water and drainage.

Broadband Speed: Ultrafast broadband available. Download speeds up to 2300 Mbps and upload speeds up to 2300 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from Three, EE, Vodafone and O2. (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at Very Low risk for river and surface water flooding.

Council Tax

The Council Tax for this property is Band D



23 Bridleway Views, Evesham

Approximate Gross Internal Area = 118.6 sq m / 1277 sq ft
 Garage = 13.9 sq m / 150 sq ft
 Total = 132.5 sq m / 1427 sq ft



Ground Floor

First Floor

Second Floor

(Not Shown In Actual Location / Orientation)

This plan is for guidance only and must not be relied upon as a statement of fact.



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