



Hawthorn Close | Honeybourne | Evesham | WR11 7AH

Offers Over £350,000

COOPER & CO

Key features

- SOUGHT AFTER LOCATION CLOSE TO AMENITIES AND LOCAL SCHOOLS
- THREE BEDROOM MODERN FAMILY HOME
- DUAL ASPECT LIGHT AND AIRY LIVING ROOM
- MODERN KITCHEN DINING ROOM WITH INTEGRATED APPLIANCES
- FAMILY BATHROOM , WC & EN-SUITE
- PRIVATE NORTH EAST FACING GARDEN
- DETACHED GARAGE & TANDEM DRIVEWAY FOR 3 CARS
- **VIEWINGS AVAILABLE 7 DAYS A WEEK**

Description

****BEAUTIFULLY PRESENTED & MODERN 3 BEDROOM FAMILY HOME WITH DETACHED GARAGE, GENEROUS DRIVEWAY WITH ELECTRIC CHARGING POINT IN THE EVER POPULAR HONEYBOURNE****
Internally boasting 3 bedrooms, ensuite to master, family bathroom, lounge, kitchen/diner and downstairs W.C. Externally the property benefits from large frontage, well presented rear garden, off-street parking for 3 cars with electric charging point and detached garage.



Front

Well presented low maintenance frontage with modern slated path leading to front door.

Hallway

Carpeted flooring underfoot, radiator, doors leading to lounge, kitchen diner and downstairs W.C. Stairs leading to first floor.

Kitchen Dining Room

Fully fitted kitchen with good mix of wall and base units surmounted by worktop with integrated 2x double oven, sink with mixer taps and drainer, hob with extractor over and space for fridge freezer and dishwasher. Wood affect vinyl flooring, bespoke radiator, UPVC DG bay fronted window to front aspect with UPVC DG window and UPVC DG patio doors to side aspect / rear garden.

Living Room

Carpeted flooring, bespoke radiators, dual aspect - UPVC windows to side aspect and UPVC DG bay window to front aspect.

Downstairs WC

Wood affect vinyl flooring, part tiled, radiator, low flush W.C and stand alone wash hand basin.

Bedroom 1

Carpeted flooring, UPVC DG bay window to front aspect, radiator, integrated wardrobes and access to ensuite.







En-Suite

Tiled flooring, part tiled walls, low flush WC, wash hand basin, heated towel rail, walk in shower with UPVC DG window to wide aspect.

Bedroom 2

Carpeted flooring, dual aspect - UPVC DG bay window to front aspect and UPVC DG window to side aspect, radiator and integrated wardrobes.

Bedroom 3

Carpet underfoot, radiator, UPVC DG window to side aspect.

Family Bathroom

Tiled flooring, part tiled walls, low flush wc, wash hand basin, heated towel rail and bath with shower over.

Rear Garden

Well presented and secure rear garden with a good mix of lawn and patio area. easy access to driveway and garage.

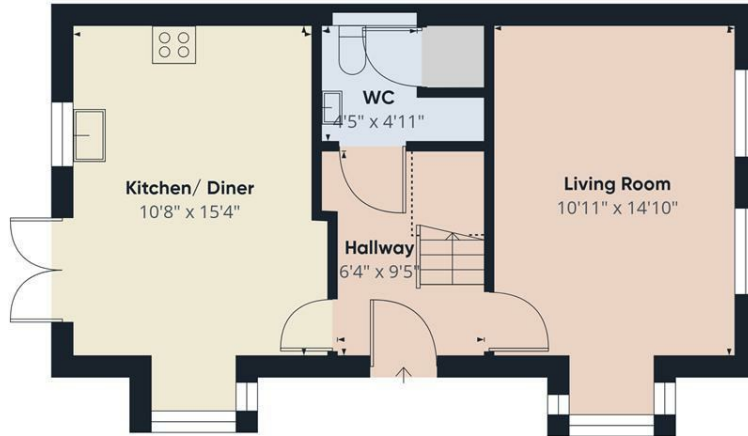
Parking

Generous rear driveway for 3 cars, with detached garage and electric charging point.

Garage

Detached garage with electric, lighting and storage.

Floor plans



Floor 0



Floor 1



Approximate total area⁽¹⁾
895 ft²

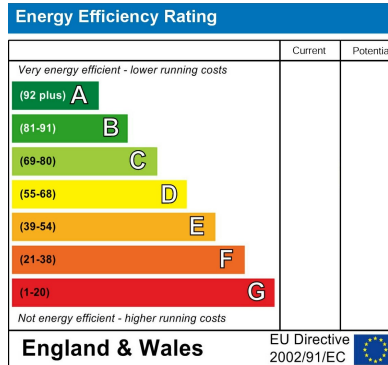
Reduced headroom
10 ft²

(1) Excluding balconies and terraces.

Reduced headroom
..... Below 5 ft.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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