



9 Aspen Close, Evesham, WR11 1YY

Guide price £425,000





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Evesham, WR11 1YY

- Spacious four-bedroom detached family home
- Ample driveway parking for multiple vehicles
- Principal bedroom with en-suite shower room
- Well-loved family home offering excellent scope for its next owners
- Quiet cul-de-sac position
- Generous enclosed rear garden
- Convenient for nearby shops and amenities
- Versatile accommodation ideal for modern family living

A spacious and versatile four-bedroom detached family home, pleasantly positioned within a quiet cul-de-sac and occupying a generous plot, with ample driveway parking and an enclosed rear garden.

Having been a much-loved family home for many years, the property offers an excellent opportunity for its next owners to make it their own, whilst already providing an impressive amount of flexible accommodation.

The ground floor offers plenty of space for both everyday family life and entertaining. A generous lounge provides the main living area, with an adjoining dining room enjoying direct access out to the rear garden. The kitchen diner is fitted with a range of contemporary units and incorporates a useful breakfast bar, whilst a further reception room provides valuable additional living space and could work equally well as a home office, playroom or snug. A ground-floor W/C completes the accommodation on this level.

Upstairs, there are four bedrooms, with the principal bedroom benefiting from its own en-suite shower room. The remaining bedrooms provide good flexibility for a growing family, guests or those working from home, and are served by the family bathroom.

Outside is another particular feature of the property. To the front, a substantial driveway provides off-road parking for multiple vehicles, whilst the enclosed rear garden offers an excellent amount of space, predominantly laid to lawn with paved seating areas and established borders. A gate from the garden provides direct access onto Woodlands Open Space, adding to the appeal for families, dog walkers and those who enjoy having green space close at hand.

Aspen Close is conveniently positioned for a range of nearby shops and everyday amenities, whilst Evesham town centre and its wider selection of facilities are also within easy reach.

A great opportunity to acquire a substantial and adaptable family home in a tucked-away setting. Viewing is recommended to appreciate the space and potential on offer.



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 D
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.

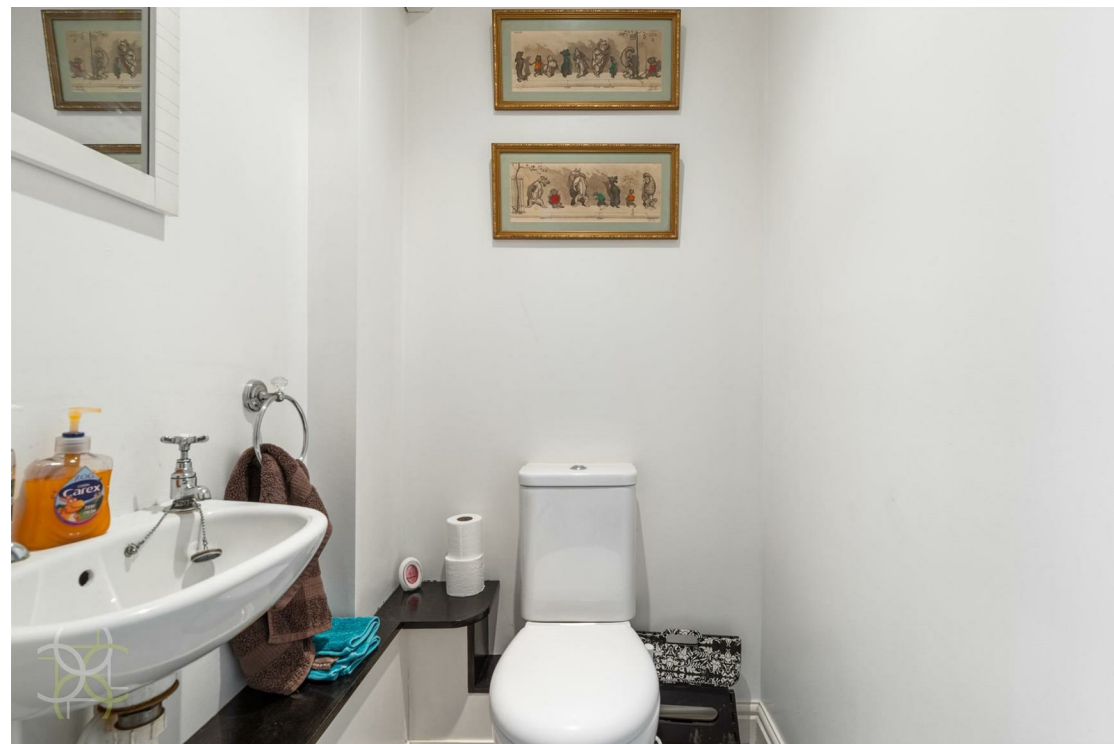
A non-refundable AML verification fee of £60 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

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

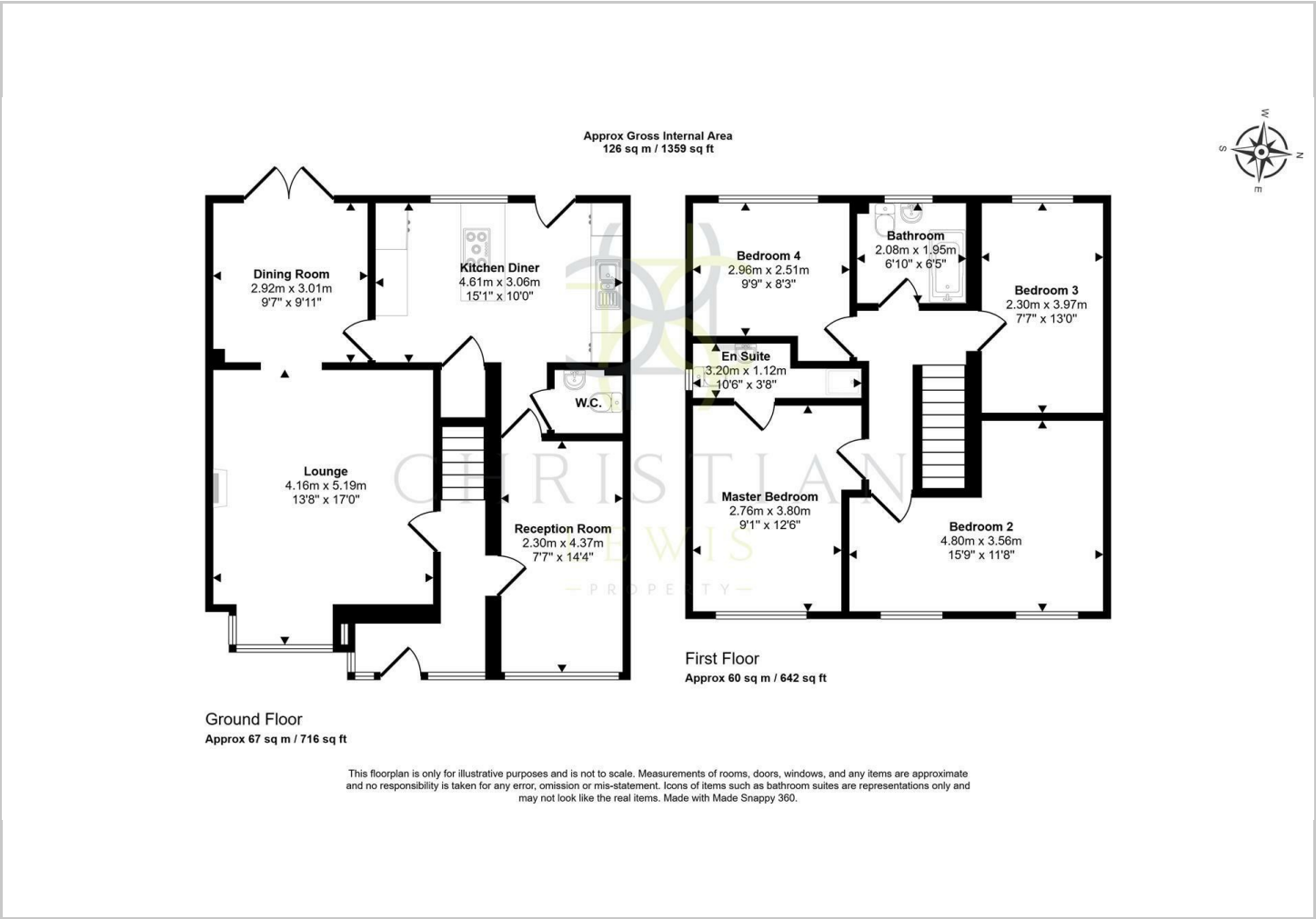
Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained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



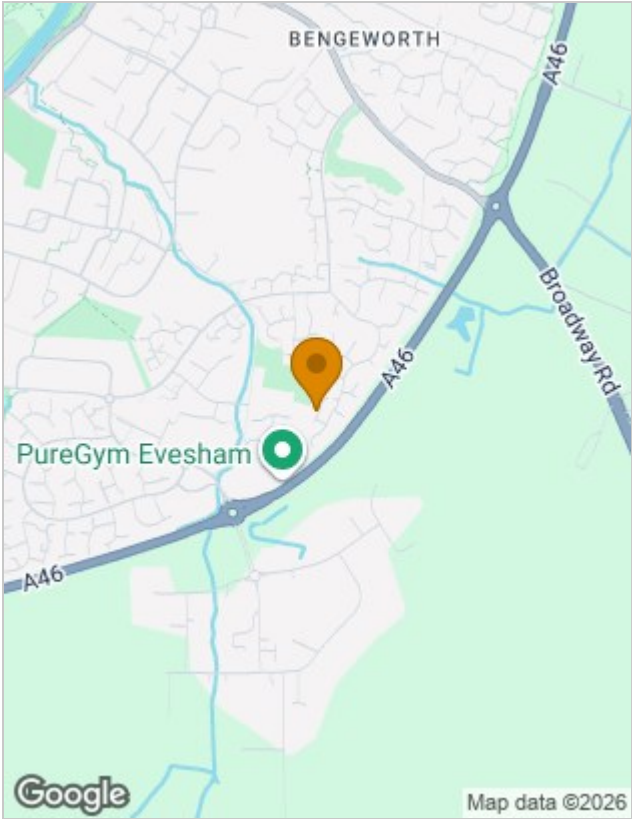
Viewing

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

