



4A Norval Road, South Littleton, WR11 8YD

Guide price £270,000





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South Littleton, WR11 8YD

- Beautifully presented semi-detached home
- Situated within the sought-after village of South Littleton
- Bright and airy lounge with French doors to the garden
- Contemporary fitted kitchen with integrated appliances
- Off-road parking
- Built in 2022
- Spacious open-plan kitchen diner
- Principal bedroom with en suite shower room
- Enclosed rear garden with patio and lawn
- Convenient access to Evesham, Broadway, and surrounding countryside

A beautifully presented semi-detached home, built in 2022 and situated within the sought-after village of South Littleton, offering stylish and contemporary accommodation throughout, off-road parking, and a landscaped rear garden.

This superb modern home has been thoughtfully designed for practical family living, with a bright and spacious open-plan layout to the ground floor. The welcoming kitchen diner is fitted with an attractive range of contemporary units, integrated appliances, and ample dining space, making it an ideal hub for both everyday living and entertaining. To the rear, the generous lounge enjoys an abundance of natural light via French doors opening directly onto the garden, creating a seamless connection between indoor and outdoor living. A cloakroom/WC and useful storage complete the ground floor accommodation.

Upstairs, the property offers three bedrooms, including a principal bedroom with a stylish en suite shower room. The remaining bedrooms are served by a modern family bathroom, all finished to a high standard in keeping with the rest of the home.

Externally, the property benefits from off-road parking to the front, whilst the enclosed rear garden provides a pleasant outdoor space with patio seating area and lawn, perfect for families or summer entertaining.

Located on Norval Road in the desirable village of South Littleton, the property enjoys a lovely semi-rural setting whilst remaining well connected to nearby Evesham, Broadway, and the wider Worcestershire countryside. The village itself offers a strong sense of community along with local amenities, schooling, and excellent countryside walks nearby.

An early viewing is highly recommended to fully appreciate the quality, space, and superb presentation this modern home has to offer.



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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 C
EPC Rating B

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.

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.

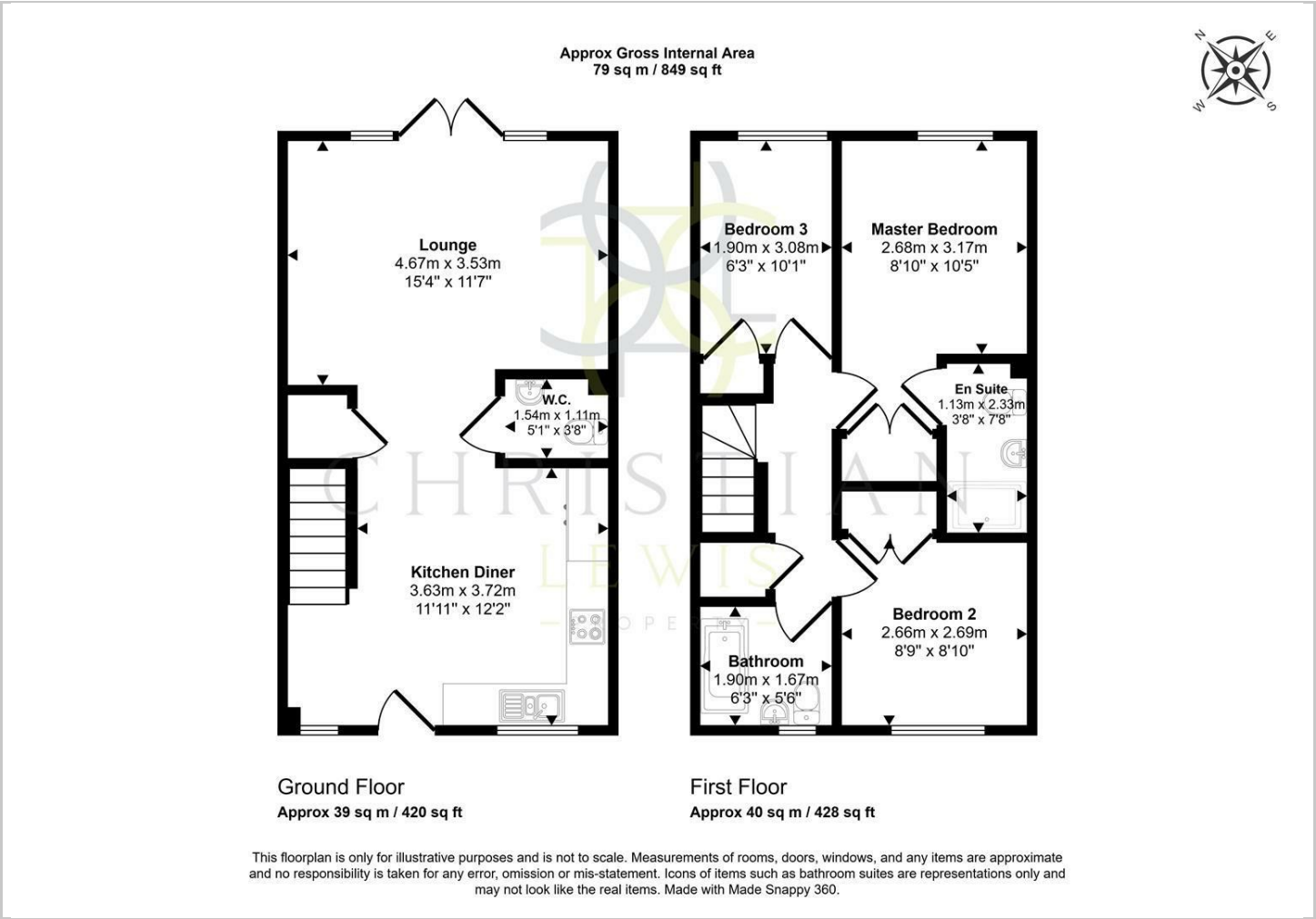
A non-refundable AML verification fee of £30 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

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.





Floor Plans

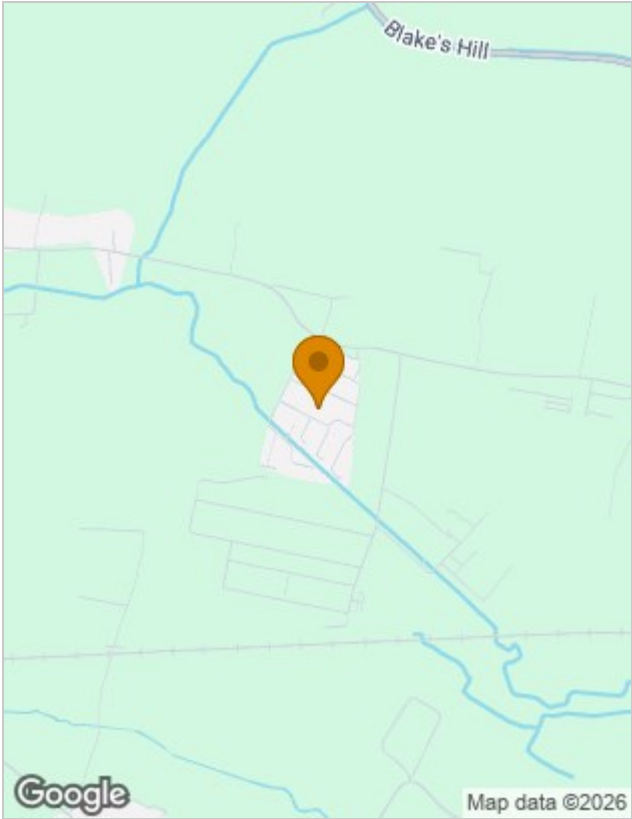


Viewing

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.

Location Map



Energy Performance Graph

