



11 Maybush Gardens, Evesham, Badsey WR11 7YL

Offers over £550,000





CHRISTIAN
LEWIS

11 Maybush Gardens

Badsey
Evesham, WR11 7YL

- Modern Detached House
- Popular Village Locaton
- Double Garage
- Generous Living Room
- Quiet Cul-de-Sac Position
- 4 Bedrooms
- Spacious Kitchen/Dining Room
- Ensuite and Family Bathroom

*** STAMP DUTY CONTRIBUTION AVAILABLE *** Situated within a quiet cul-de-sac in the sought-after village of Badsey, this beautifully presented detached family home offers generous and well-balanced accommodation, ideal for modern family living. Built in 2018 by the reputable Cotswold Oak, the property combines contemporary design, and benefits from ample off-road parking and a detached double garage.

Upon entering, a spacious and inviting entrance hall provides access to a useful downstairs WC and sets the tone for the accommodation throughout. Double doors open into the living room, a bright and comfortable space with a feature fireplace and a dual aspect outlook, including French doors opening directly onto the rear garden.

The heart of the home is the impressive kitchen/dining room, offering a range of modern wall and base units with integrated appliances. This generous space is ideal for both everyday family life and entertaining, benefitting from excellent natural light and ample room for a large dining table. A separate utility room sits conveniently off the kitchen, providing additional storage and access to the side of the property.

To the first floor, the accommodation continues with four well-proportioned bedrooms. The principal bedroom enjoys the luxury of its own dressing room and en-suite shower room with underfloor heating. The remaining bedrooms are served by a modern family bathroom, making this an ideal layout for growing families or those needing flexible home-working space.

Externally, the rear garden is a particular highlight, being predominantly laid to lawn with a patio area perfect for outdoor dining and entertaining. There is also an additional space to the side, currently housing a summerhouse, offering further versatility. To the front, the property benefits from off-road parking for multiple vehicles and a detached double garage with electric door.

Early viewing is highly recommended to fully appreciate the space, quality, and location.



Offers over £550,000



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: B

Estate charges apply

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.

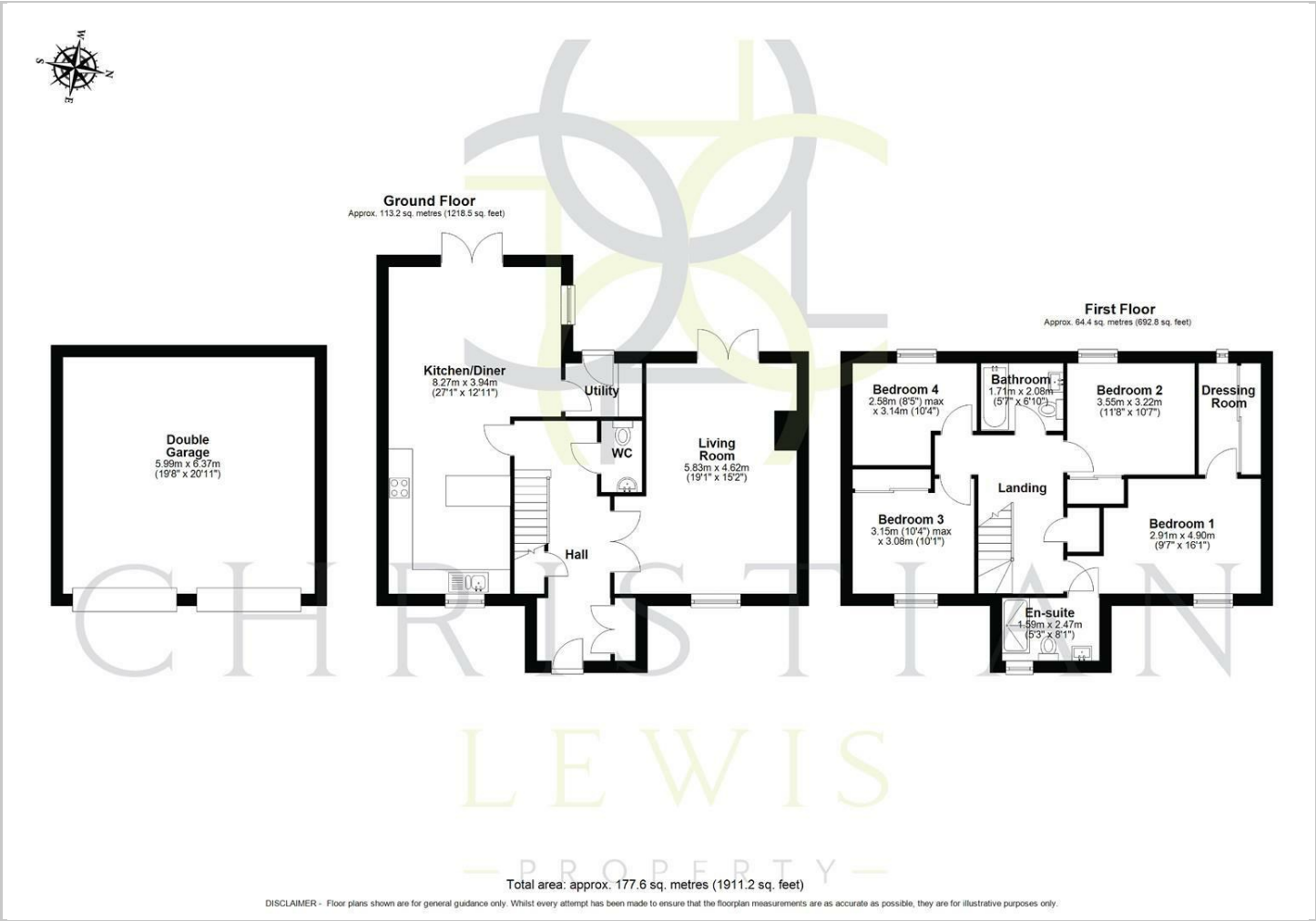
A non-refundable AML verification fee of £60 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

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.





Floor Plans



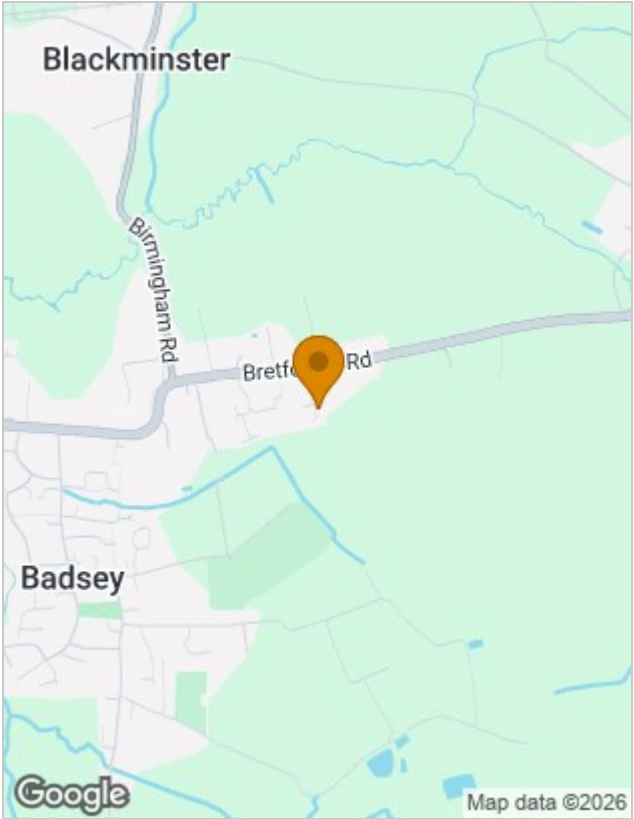
Viewing

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.

86 High Street, Evesham, Worcestershire, WR11 4EU
Tel: 01386 442929 Email: sales@christianlewisproperty.co.uk www.christianlewisproperty.co.uk

Location Map



Energy Performance Graph

