



31 St. Marks Close, Evesham, WR11 2EU

Offers over £375,000





31 St. Marks Close

Evesham, WR11 2EU

- Positioned at the end of a cul-de-sac position offering a peaceful position
- Show home condition throughout
- Private landscaped garden
- Four bedrooms, two bathrooms
- Single garage plus parking
- Must be viewed to be appreciated

SHOW HOME CONDITION - LOCATED AT THE BOTTOM OF A CUL DE SAC

A superb and immaculately presented four-bedroom detached family home, complete with a detached single garage, private rear garden and generous driveway. Lovingly maintained, thoughtfully enhanced and exceptionally well cared for by the current owners, this impressive property is ideally suited to families seeking a ready-to-move-into home with nothing left to do but unpack and enjoy.

Upon entering, you are welcomed by a bright and inviting hallway providing access to the principal living areas and first-floor accommodation. The spacious lounge is a particular highlight, featuring bespoke fitted cabinetry that adds both character and practicality to the room, creating a comfortable and stylish space in which to relax and unwind.

The well-appointed kitchen/diner provides an excellent heart to the home, offering ample space for both everyday family life and entertaining. A convenient ground-floor WC completes the accommodation on this level.

To the first floor are four well-proportioned bedrooms, providing excellent flexibility for a growing family, guests or those requiring dedicated home-working space. The principal bedroom benefits from fitted wardrobes and a private en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom.

Externally, the property continues to impress. To the front is a private driveway providing off-road parking and access to the detached single garage, offering valuable additional storage or potential workspace. To the rear is a beautifully maintained, private garden, providing an ideal setting for outdoor entertaining, children to play or simply relaxing in the sunshine.

Having been lovingly cared for and enhanced by the current owners, this outstanding home combines spacious and versatile accommodation with attractive presentation throughout.



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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 E
EPC Rating C

Anti Money Laundering & Financial Regulations

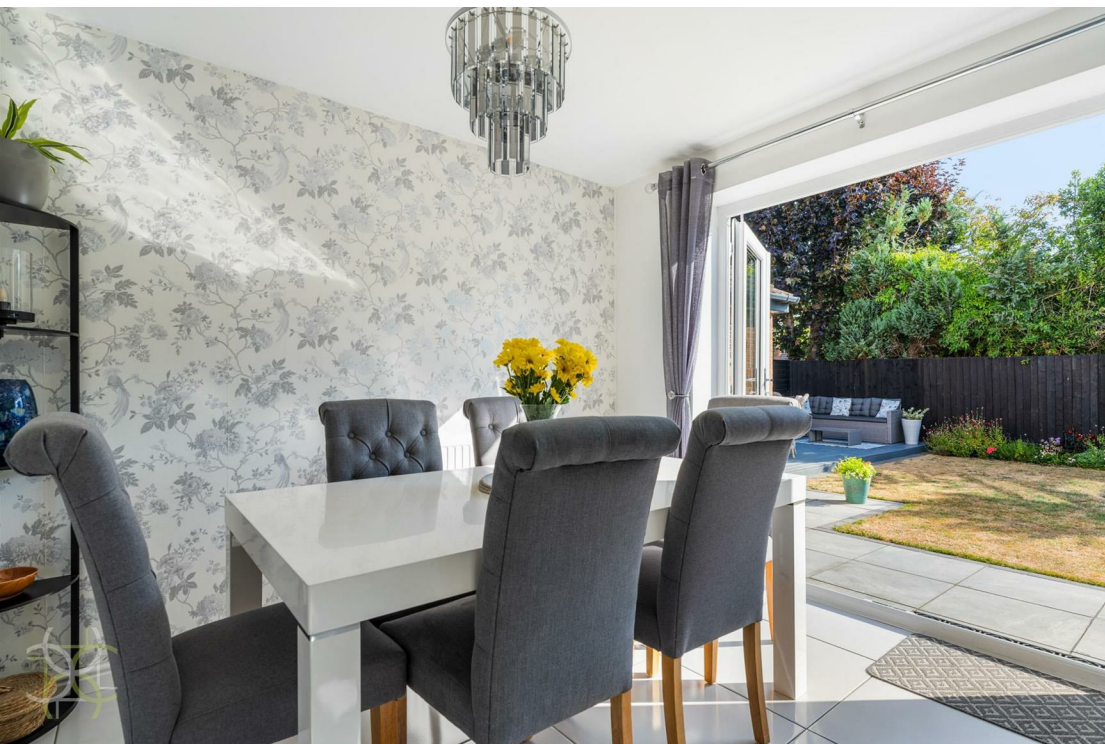
In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

A non-refundable AML verification fee of £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.

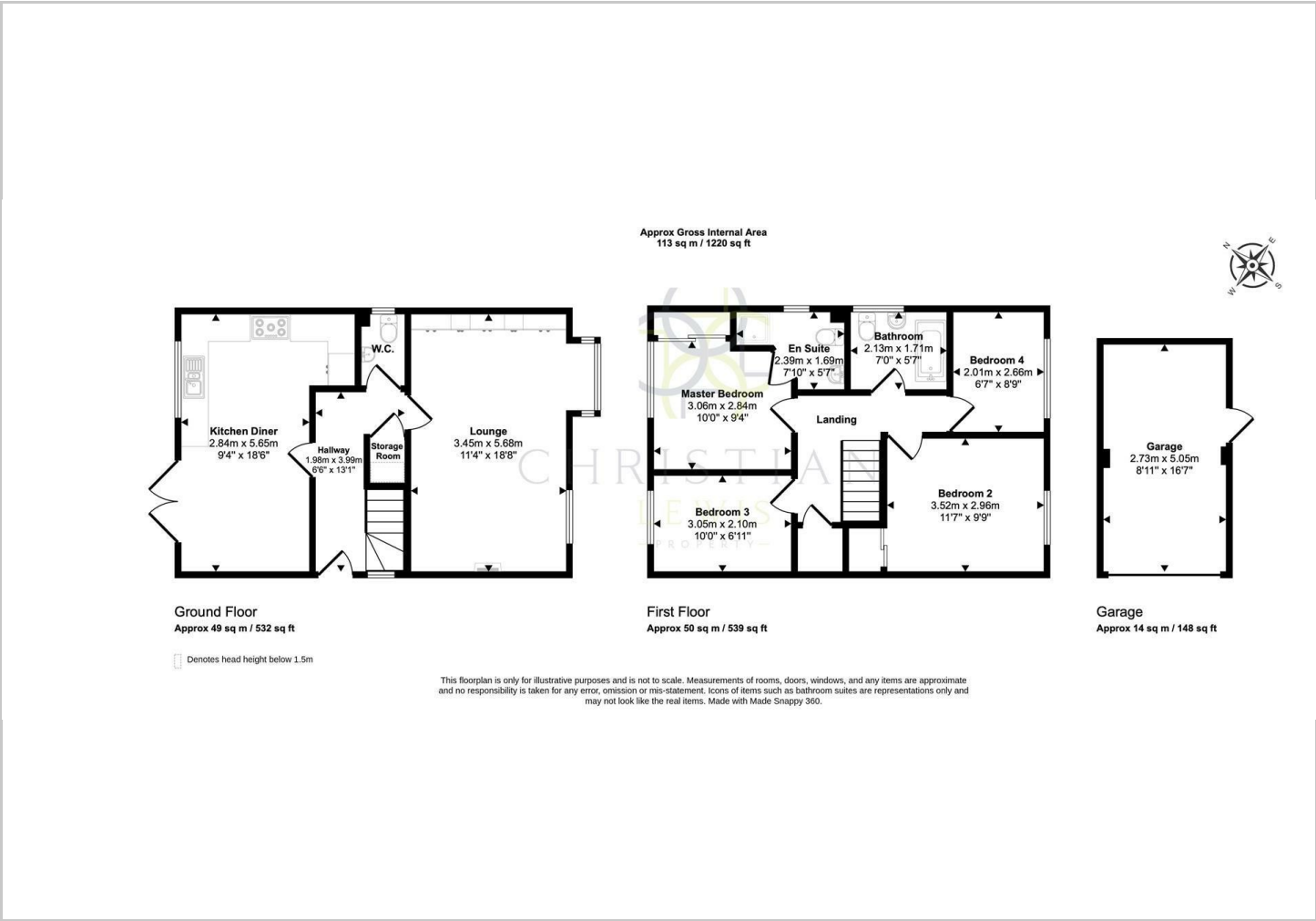
Disclaimer

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



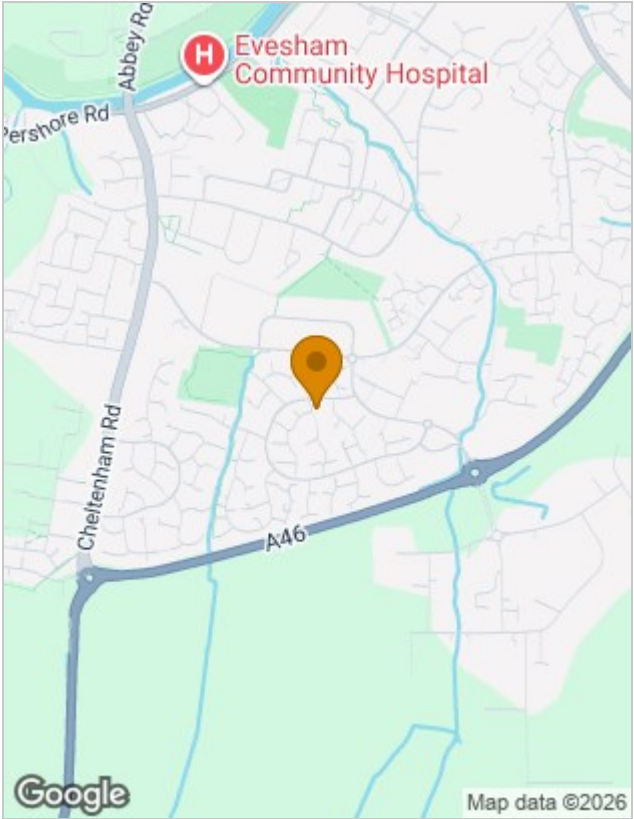
Viewing

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

