

6 Buttercup Close, Evesham, WR11 3ED

Offers over £360,000

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CHRISTIAN LEWIS PROPERTY



6 Buttercup Close

Evesham, WR11 3ED

- Four bedrooms, two bathrooms
- Chain free and ready to go
- Single garage and parking
- Sunny aspect

Offers over £360,000



Superbly positioned in a quiet cul-de-sac position, this beautifully presented four-bedroom detached family home offers well-proportioned accommodation, excellent living space and a highly practical layout. The property benefits from off-road parking, a detached garage and a sunny rear garden, making it an ideal home for modern family life.

Upon arrival, a paved pathway leads to the front door, opening into a welcoming entrance hallway with a convenient downstairs WC and stairs rising to the first floor.

The ground floor provides a particularly versatile arrangement, with a dedicated home office, a comfortable sitting room and an impressive open-plan kitchen, dining and family room. The sitting room enjoys a pleasant outlook over the rear garden, with double doors providing direct access outside.

The heart of the home is the spacious kitchen-diner-family room, designed to provide an excellent space for both everyday family life and entertaining. The kitchen is fitted with a comprehensive range of wall and base units, integrated appliances and ample workspace, while further double doors open directly onto the garden, creating a seamless connection between the indoor and outdoor living spaces. A useful utility room is conveniently located just off the kitchen.

Upstairs, the property continues to impress with four generously proportioned bedrooms, while the principal bedroom enjoys the added luxury of its own ensuite shower room. A well-appointed family bathroom serves the remaining bedrooms.

Outside, the rear garden enjoys a sunny orientation and provides a large patio area, offering an excellent setting for outdoor dining, entertaining or simply relaxing during the warmer months.

The detached garage further enhances the property, benefiting from power and lighting.





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 £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.



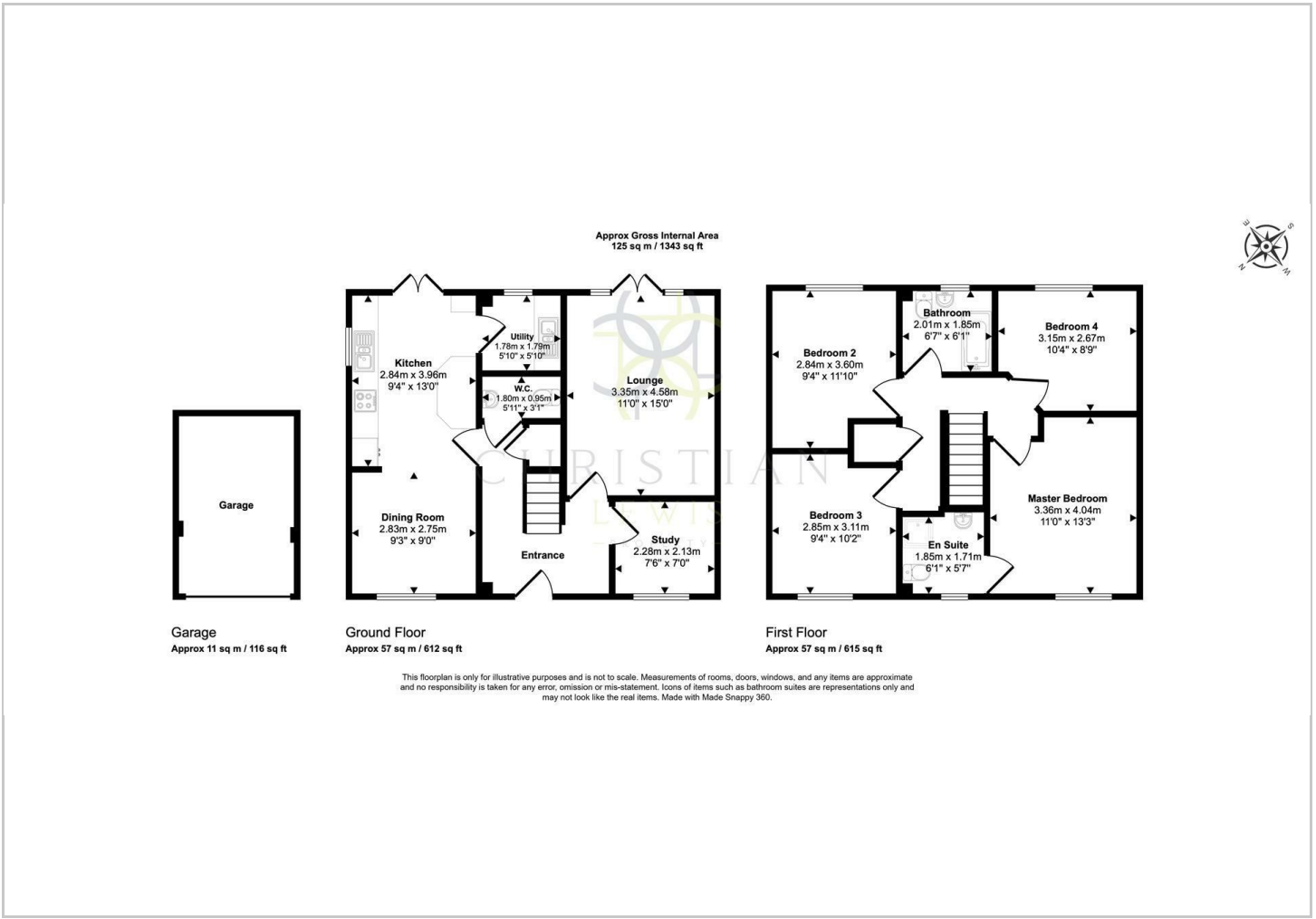




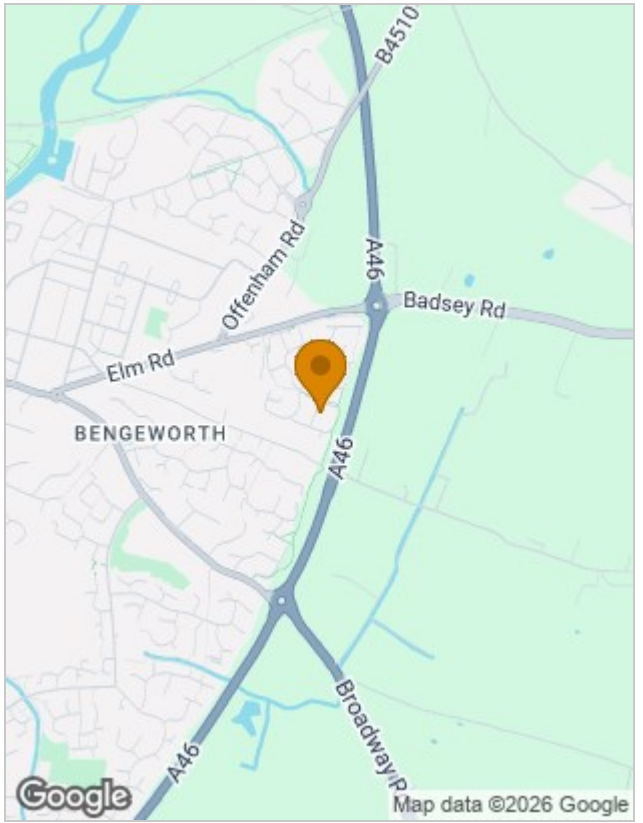




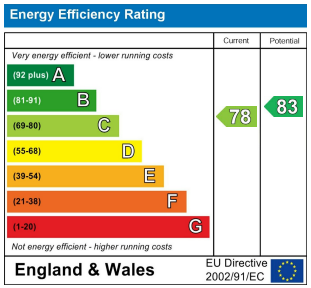
Floor Plans



Location Map



Energy Performance Graph



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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