



20 Egremont Close, Evesham, WR11 3JL

Guide price £439,950



CHRISTIAN  
LEWIS  
—PROPERTY—





CHRISTINA  
LEWIS



# 20 Egremont Close

Evesham, WR11 3JL

- A fabulous four bedroom detached home
- In excess of 1,600sqft
- Three bathrooms
- Situated in a wonderful peaceful position on the development
- South facing garden
- Immaculately presented

Set back from the road, the property is approached via a generous driveway offering ample parking and access to a single garage. To the front, a neatly presented garden features a mature silver birch tree.

The ground floor provides spacious and well-planned accommodation, comprising a welcoming central hallway with access to a home office, guest W/C, living room, and kitchen.

The kitchen is fitted with a wide range of modern shaker-style wall and base units, complemented by a wood-effect laminate work surface. Integral appliances include an eye-level double oven, induction hob, and dishwasher. Adjoining the kitchen are a practical utility room and a separate dining room – perfect for family gatherings or relaxed evenings at home.

Upstairs, there are four generously sized bedrooms, with en-suite shower rooms serving the principal bedroom and bedroom two. The principal bedroom also benefits from bespoke fitted wardrobes, with ample space for a super king bed and further furnishings. A modern family bathroom, complete with a stylish white suite and contemporary tiling, serves the remaining bedrooms.

To the rear, the south-facing garden has been beautifully landscaped by the current owners, creating a true haven for garden enthusiasts. A delightful mix of established planting and a patio seating area make it equally suited to those who enjoy gardening or simply relaxing in the sunshine within a private retreat.

Additional benefits include gas central heating with Hive controls, UPVC double glazing, and an electric car charging point.



## Additional Information

**Tenure:** We understand that the property is for sale 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

## 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.





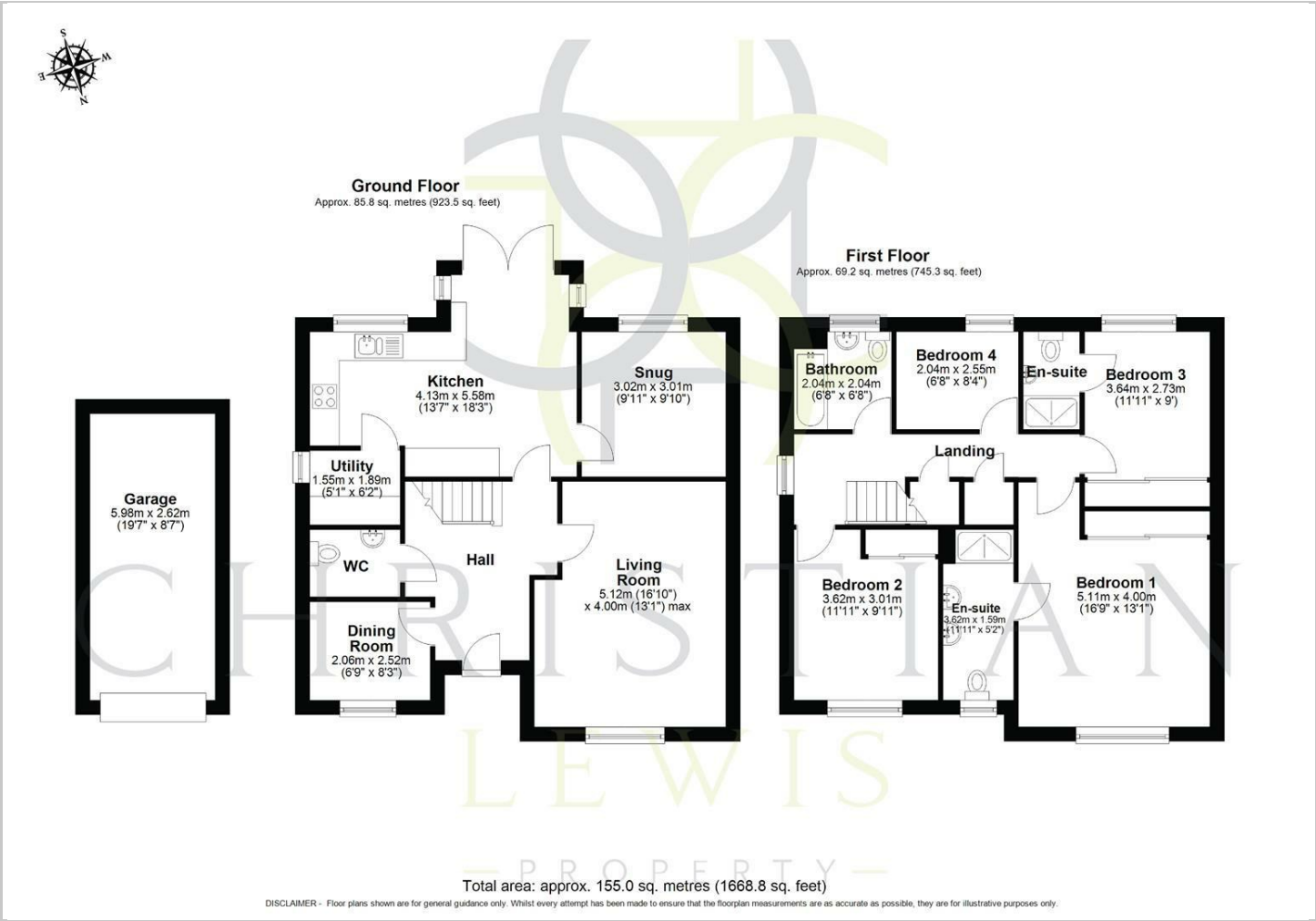






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Floor Plans



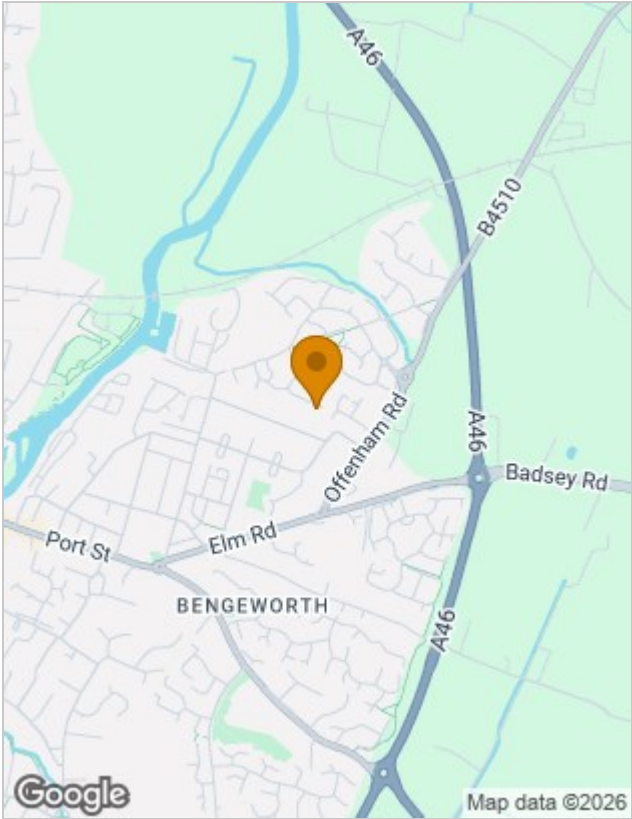
Viewing

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

