



Beauty Bank, Evesham, WR11 3JA

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

A fantastic opportunity to purchase a charming four-bedroom semi-detached home on the sought-after Orchards estate. Built in 2014, this beautifully presented property offers a light, airy, and inviting interior with generous living space throughout.

The ground floor features an entrance hall, a convenient WC, a stylish fully fitted kitchen, and a welcoming living room with double doors leading to the garden. On the first floor, there are two double bedrooms and a modern family bathroom. The primary bedroom on this level offers flexibility and can be used as a second reception room if desired. The second floor boasts two additional double bedrooms, including a spacious bedroom suite with two built-in wardrobes and an en-suite shower room.

Externally, the property benefits from allocated off-road parking to both the front and side, a single garage, and an enclosed rear garden mainly laid to lawn with a patio area and access to the garage.

Additional features include mains gas central heating and UPVC double glazing throughout.





Key Features

- FOUR-BEDROOM SEMI-DETACHED HOME
- BUILT IN 2014 ON THE POPULAR ORCHARDS ESTATE
- LIGHT, AIRY & WELL-PRESENTED INTERIOR
- SPACIOUS LIVING ROOM WITH GARDEN ACCESS
- MODERN FULLY FITTED KITCHEN & GROUND FLOOR WC
- FLEXIBLE FIRST-FLOOR PRIMARY BEDROOM OR SECOND RECEPTION
- TOP-FLOOR BEDROOM SUITE WITH EN-SUITE & WARDROBES
- OFF-ROAD PARKING, SINGLE GARAGE & ENCLOSED GARDEN
- MAINS GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- EPC RATING = C

**Offers Over
£275,000**



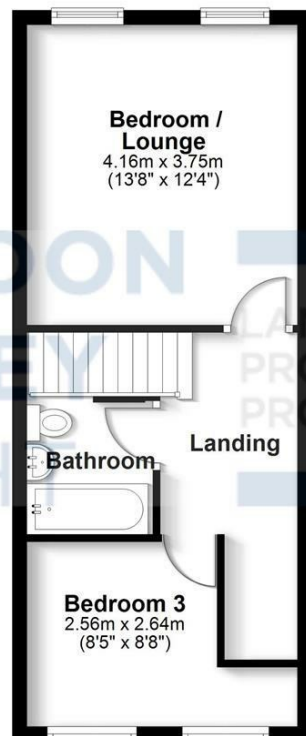
Ground Floor

Approx. 36.5 sq. metres (392.4 sq. feet)



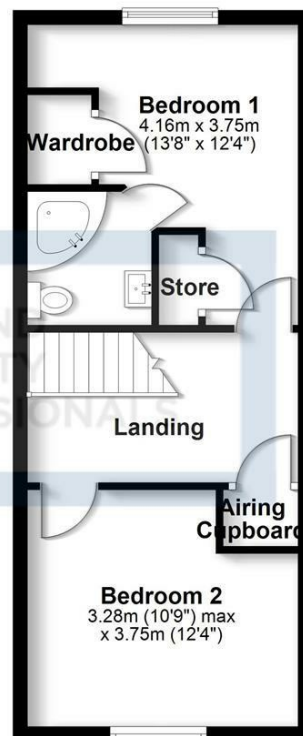
First Floor

Approx. 36.5 sq. metres (392.4 sq. feet)



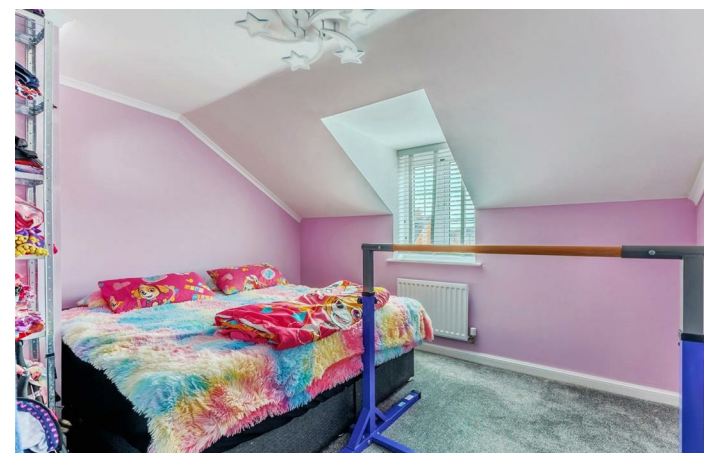
Second Floor

Approx. 36.5 sq. metres (392.4 sq. feet)



Total area: approx. 109.4 sq. metres (1177.2 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.



EPC Rating - C

Tenure - Freehold

Council Tax Band - D

Local Authority
Wychavon District Council



We routinely refer clients to both our recommended legal firm and a panel of financial services providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee.

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