



8 Darke Croft, Evesham, WR11 2SG

Guide price £455,000



CHRISTIAN
LEWIS
—PROPERTY—



8 Darke Croft

Evesham, WR11 2SG

- Chain-free
- Situated within a highly desirable development
- Versatile separate dining room / home office / additional reception room
- Principal bedroom with en-suite shower room
- Garage and off-road parking
- Beautifully presented three-bedroom detached family home
- Fully redecorated throughout with brand new carpets
- Impressive open-plan kitchen/dining room
- Private enclosed rear garden
- Move straight in condition – nothing required

Situated within a popular residential area, this chain-free, beautifully presented three-bedroom detached family home offers stylish, contemporary living with a true “move straight in” finish. The current owners have recently undertaken a complete redecoration throughout, alongside the installation of brand-new carpets, creating a home that feels fresh and modern – offering all the appeal of a new build without the wait.

The property enjoys an attractive frontage with generous off-road parking and a garage, setting the tone for the quality and practicality found throughout the home.

Inside, a welcoming entrance hall leads through to a spacious and beautifully presented lounge, providing an inviting space for relaxing or entertaining. To the front of the property, a separate dining room offers versatility and could equally serve as a home office, playroom or additional reception room depending on individual needs.

The heart of the home is the impressive open-plan kitchen/dining room stretching across the rear of the property, perfectly designed for modern family living. This bright and airy space features a sleek contemporary kitchen with integrated appliances and ample worktop space, flowing seamlessly into a dining area with French doors opening directly onto the rear garden. A separate utility room and convenient downstairs WC further enhance the practicality of the ground floor.

Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom finished in neutral tones.

Externally, the home enjoys a private enclosed rear garden, ideal for relaxing or entertaining. Presented in genuine turn-key condition, it is ready for its next owners to simply move in and enjoy from day one. Early viewing is highly recommended to fully appreciate the quality, space and outstanding finish 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 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.

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.

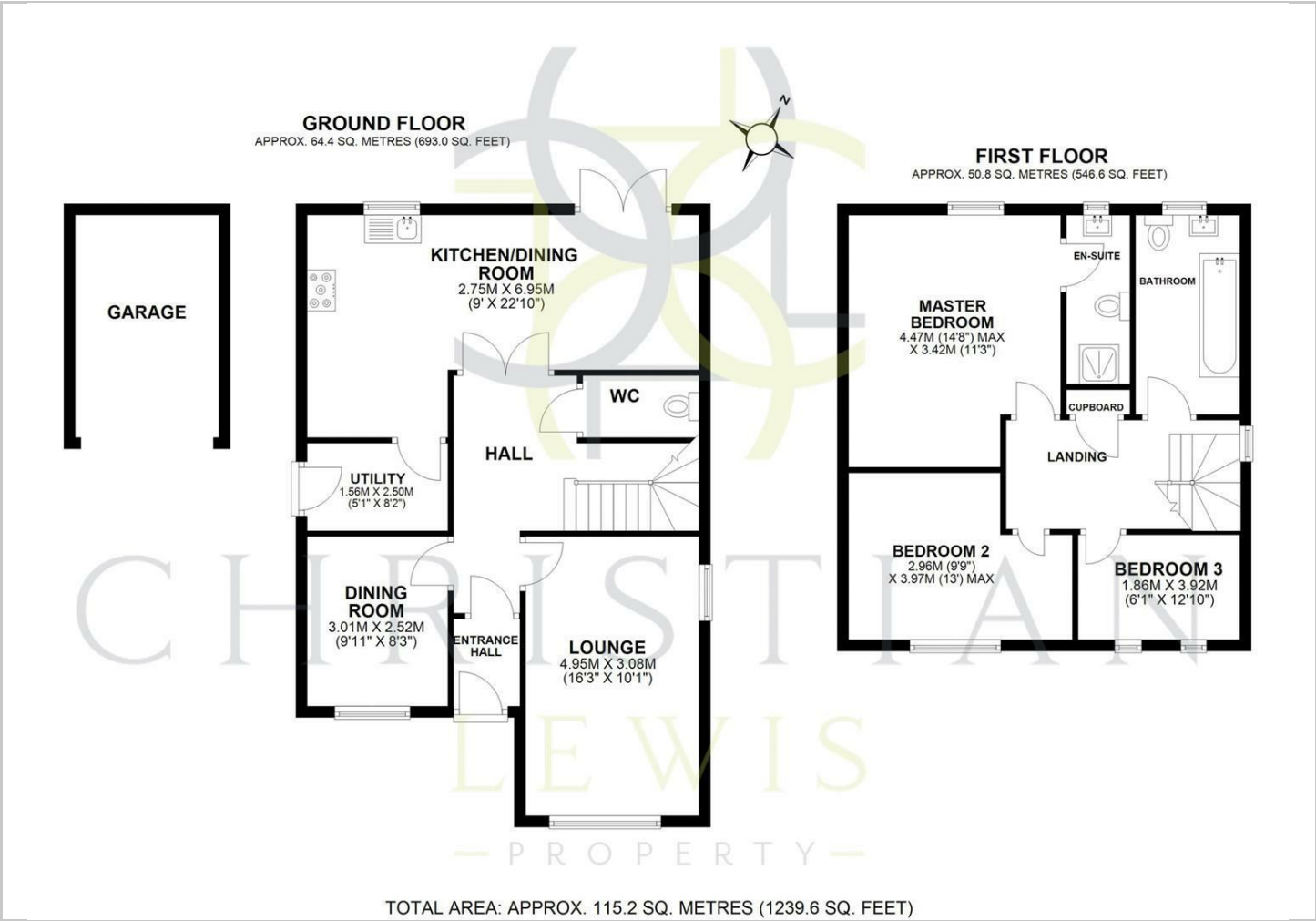
A non-refundable AML verification fee of £60 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

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.

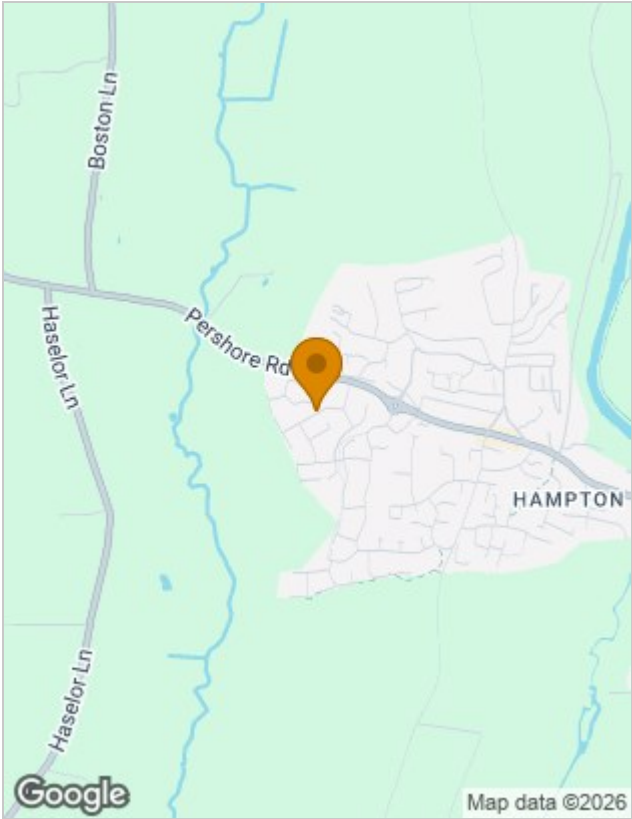




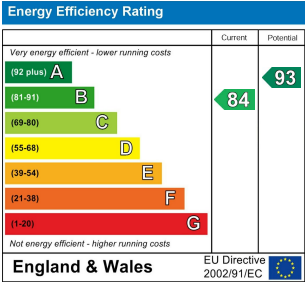
Floor Plans



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.