



NIKKI HOMES
PROPERTY CONSULTANTS

Maple Close, Honeybourne, Evesham

£555,000

3 bedroom detached house for sale | Freehold

1 Maple Close, the former show home for Lockley Homes boasting the exceptional quality of workmanship and standard of finish shown throughout by this award winning developer.

Forming part of a small development of only 8 properties that were only constructed in 2020 and positioned within a location that offers locals amenities and public houses that are only a short walk away. 4 miles to the East of Evesham and 6 miles North of Broadway, this lovely home is within the perfect location. Honeybourne Primary Academy offers a superb education for those with children whilst Honeybourne Station creates a seamless route to Paddington Station for professionals.

On entering the property through the front door, the property boasts a vast amount of natural light with a hallway that offers a storage cupboard with doors to adjacent rooms and storage cupboard. A spacious living room could comfortably host a dining table and has a bay frontage along with a log burning stove. The separate kitchen / diner brings comprises a bespoke Charles Yorke kitchen with a range of integrated appliances and centre island come breakfast bar. The ground floor level also offers a w/c, utility room and bi-fold doors leading onto a private and well-maintained rear garden with.

To the first floor there are three double bedrooms with the master benefitting from a luxurious four piece en-suite and a separate four piece bathroom to service the two remaining bedrooms.

Outside there is a stunning example of a landscaped rear garden which is a substantial patio area ideal for garden furniture, lawned garden with flower beds to borders along with a useful garden shed and gated side access.

Also benefitting from two allocated carport parking spaces to rear.

The sellers have also advised that the property is share of freehold with a remaining lease of circa 996 years and a monthly service charge of £50.

SERVICES We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. These details should be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

General Information .

Viewings
Strictly by prior appointment via the selling agent.

MONEY LAUNDERING REGULATIONS
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Please Note:
1: These particulars do not constitute part or all of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
2: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
3: Potential buyers are advised to re-check the measurements before committing to any expense.
4: Nikki Homes has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. No person in the employment of Nikki Homes has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Nikki Homes, nor enter into any contract on behalf of the Vendor.
6: Nikki Homes has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

Tenure: Freehold
Garden details: Private Garden



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

NOT TO SCALE

Approximate Total Floor Area
144.33 Sq m - 1554 Sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.		



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Viewing by appointment only
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Office 1, Reids Ind Estate , Welford Road, Long Marston, Warwickshire CV37 8RA
Tel: 01789 532211 Email: hello@nikkihomes.co.uk Website: nikkihomes.co.uk