



31 Brooklands Drive, Evesham, WR11 2SH

Offers over £400,000





31 Brooklands Drive

Evesham, WR11 2SH

- Beautifully presented detached home
- Impressive lounge diner
- Separate utility room
- Four well-proportioned bedrooms
- Landscaped garden
- Turnkey condition - move straight in
- Stylish, modern kitchen diner
- Downstairs WC
- Principal bedroom with ensuite
- Off-road parking and garage

Situated on the highly desirable Brooklands Drive, this beautifully presented detached home offers exceptional, turnkey living—perfect for buyers looking for a property they can move straight into and enjoy from day one.

The home has been finished to a high standard throughout, with a clean, modern aesthetic and a layout that works effortlessly for both day-to-day living and entertaining.

The standout feature of the ground floor is the impressive lounge diner, a substantial and beautifully presented space that truly acts as the hub of the home. Flooded with natural light and with direct access onto the garden, this is a room designed for both relaxing and entertaining.

Complementing this is a stylish and well-appointed kitchen/diner, finished with sleek cabinetry and ample space for dining, making it perfect for everyday living. A separate utility room and downstairs W.C. add further practicality and convenience.

Upstairs, the property continues to deliver, offering four well-proportioned bedrooms. The principal bedroom benefits from its own en suite, while the remaining bedrooms are served by a contemporary family bathroom. Each room has been carefully maintained and presented, making the entire first floor feel fresh, bright, and ready to move into.

Externally, the rear garden has been beautifully landscaped to create a private and low-maintenance space, with a generous patio area perfect for outdoor dining and entertaining, along with a lawned section and a pleasant open outlook beyond. A particularly notable feature is the versatile garage/garden room, currently set up as a home gym, offering excellent flexibility for a range of uses including a home office, studio, or additional living space. The property also benefits from private driveway parking for two vehicles.

This is a superb opportunity to acquire a modern, detached family home in a sought-after location, offering space, style, and flexibility in equal measure. Early viewing is highly recommended!

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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

Estate charges apply

Disclaimer

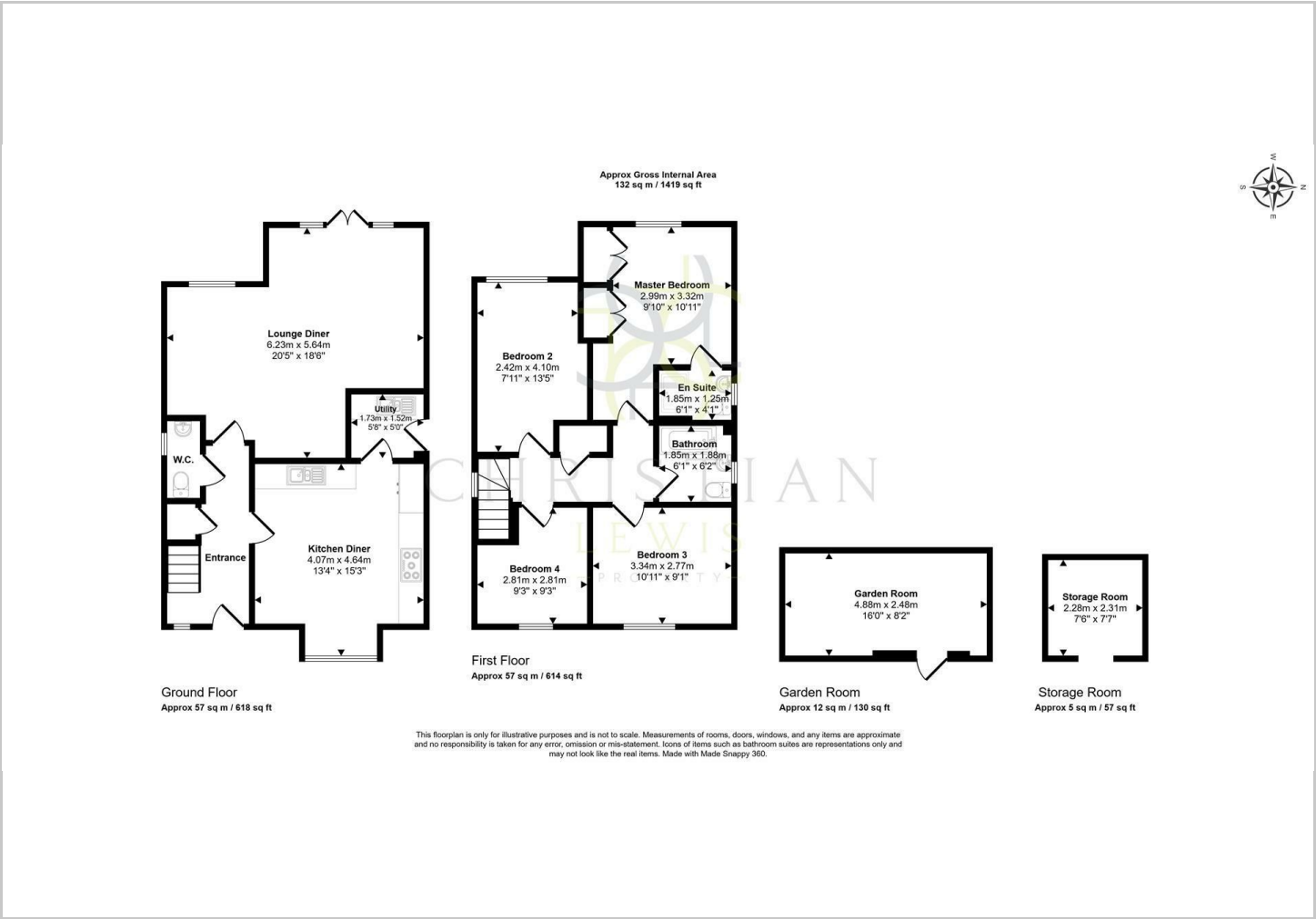
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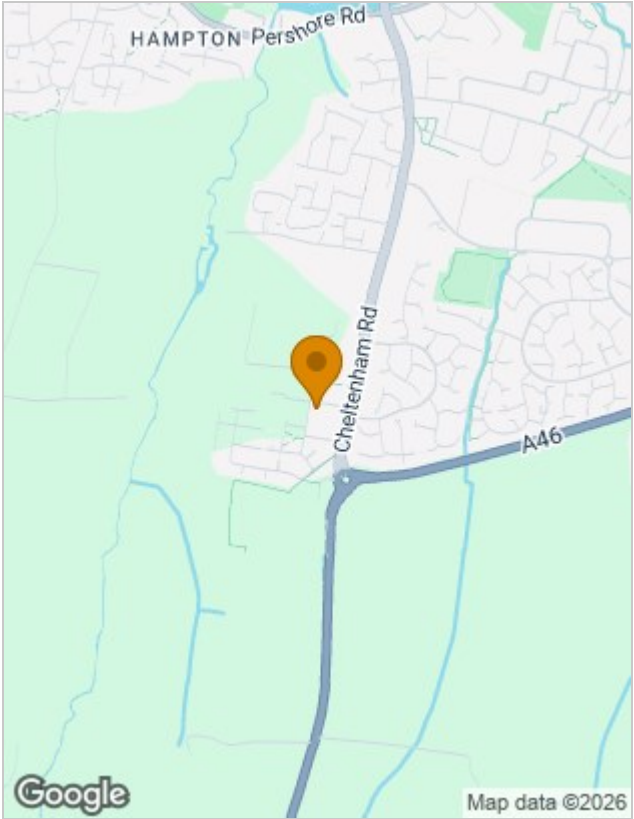




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	90
(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	

Viewing

Please contact our Evesham Office on 01386 442929 if you wish to arrange a viewing appointment for this property or require further information.

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