



17 Brooklands Drive, Evesham, WR11 2SH

Offers over £325,000





CHRISTIAN
LEWIS

17 Brooklands Drive

Evesham, WR11 2SH

- Three bedroom detached home
- Single garage
- Stunning kitchen/diner
- Must be viewed
- Downstairs w/c
- Upgraded fixtures and fittings
- Driveway with parking
- Highly sought after location
- Energy efficient
- South facing rear garden

Exceptional Three-Bedroom Detached Family Home with Modern Finishes

This stunning, high-quality three-bedroom detached home, built by the reputable Newland Homes, offers modern living at its finest. Perfectly situated on a desirable corner plot, the property boasts a range of premium upgrades, including a sleek high-gloss kitchen with elegant quartz worktops and durable Karndean flooring throughout the ground floor.

The ground floor features a welcoming entrance hall, a spacious lounge, a stylish open-plan kitchen/diner perfect for entertaining, a convenient W/C, and a practical pantry for additional storage. Upstairs, the home offers three well-proportioned bedrooms, including a luxurious master bedroom with an en-suite shower room, and a contemporary family bathroom.

Externally, the property benefits from beautifully landscaped rear gardens, ideal for relaxing or hosting gatherings. Additional features include a single garage, off-road parking, and the remaining NHBC warranty, providing peace of mind for years to come. This home combines modern elegance with functionality, making it an excellent choice for families or those looking to upgrade their lifestyle. Don't miss the opportunity to view this exceptional home!



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Additional Information

Tenure: We understand that the property is for sale Freehold.

Local Authority: Wychavon

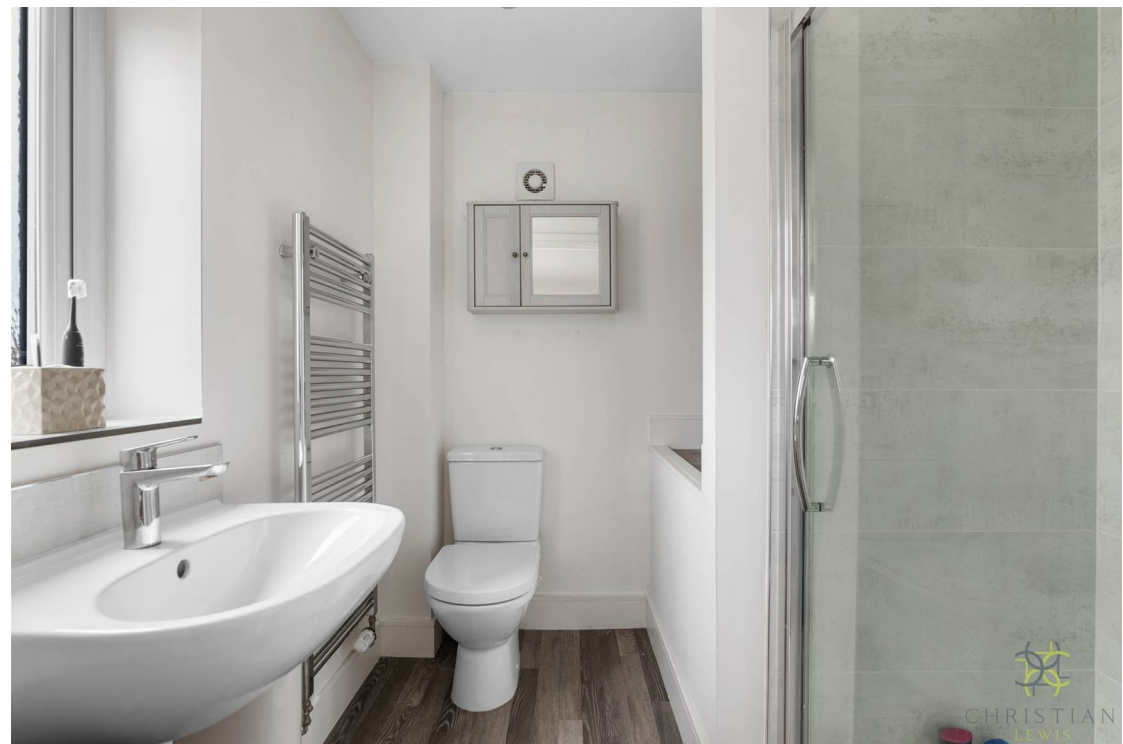
Council Tax Band: We understand that the Council Tax Band for the property is Band D

EPC Rating: B

Estate Charges - £250.00 approx.

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

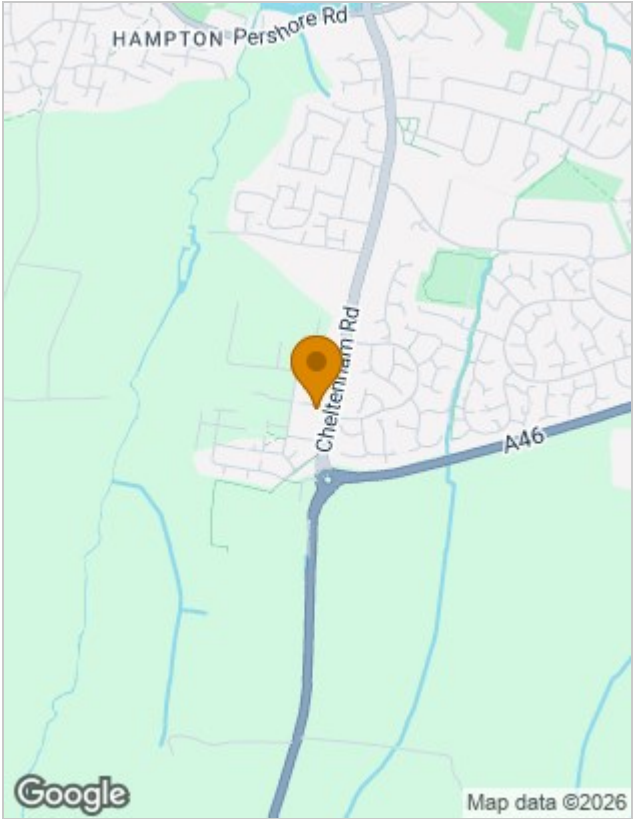


Viewing

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.

Location Map



Energy Performance Graph

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