



3 Braeburn Court Bretforton Road, Badsey, WR11 7XQ

Offers over £325,000

3 2 1 A



CHRISTIAN  
LEWIS  
PROPERTY



Offers over £325,000

# 3 Braeburn Court Bretforton Road

Badsey, WR11 7XQ

- Modern and stylish starter home
- Parking
- Rated 'A' energy rating
- High end fixtures and fittings

## STYLISH, MODERN AND ENERGY EFFICIENT

This nearly new semi-detached home delivers an exceptional combination of contemporary design, practical layout, and everyday comfort. Constructed in 2025 and extending to approximately 917 sqft, the property offers well-balanced and generously proportioned accommodation, perfectly suited to modern family living or professional buyers seeking a turnkey home.

Internally, the layout has been carefully considered to maximise both space and functionality, creating a natural flow throughout the ground and first floors. The property comprises three well-sized bedrooms, providing flexibility for family life, home working, or guest accommodation. Two stylish, modern bathrooms further enhance convenience, ensuring ease during busy weekday mornings and relaxed family routines alike. The home also benefits from integrated solar panels, contributing to improved energy efficiency and helping to reduce ongoing utility costs.

Externally, the property continues to impress with off-road parking for two vehicles, an increasingly valuable feature that adds everyday practicality. The home is ideally positioned within the heart of Badsey, a highly regarded village known for its charming surroundings and strong sense of community. Residents benefit from close proximity to local shops, amenities, and transport links, while still enjoying the character and tranquillity of village life.

Overall, this attractive semi-detached home represents an excellent opportunity to acquire a stylish, low-maintenance property that is ready for immediate occupation. Combining modern construction, energy efficiency, and a sought-after location, the property is sure to appeal to a wide range of buyers. Early viewing is strongly recommended to fully appreciate everything this home has to offer.



## 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 D

EPC Rating: A

Estate charges apply

## 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.

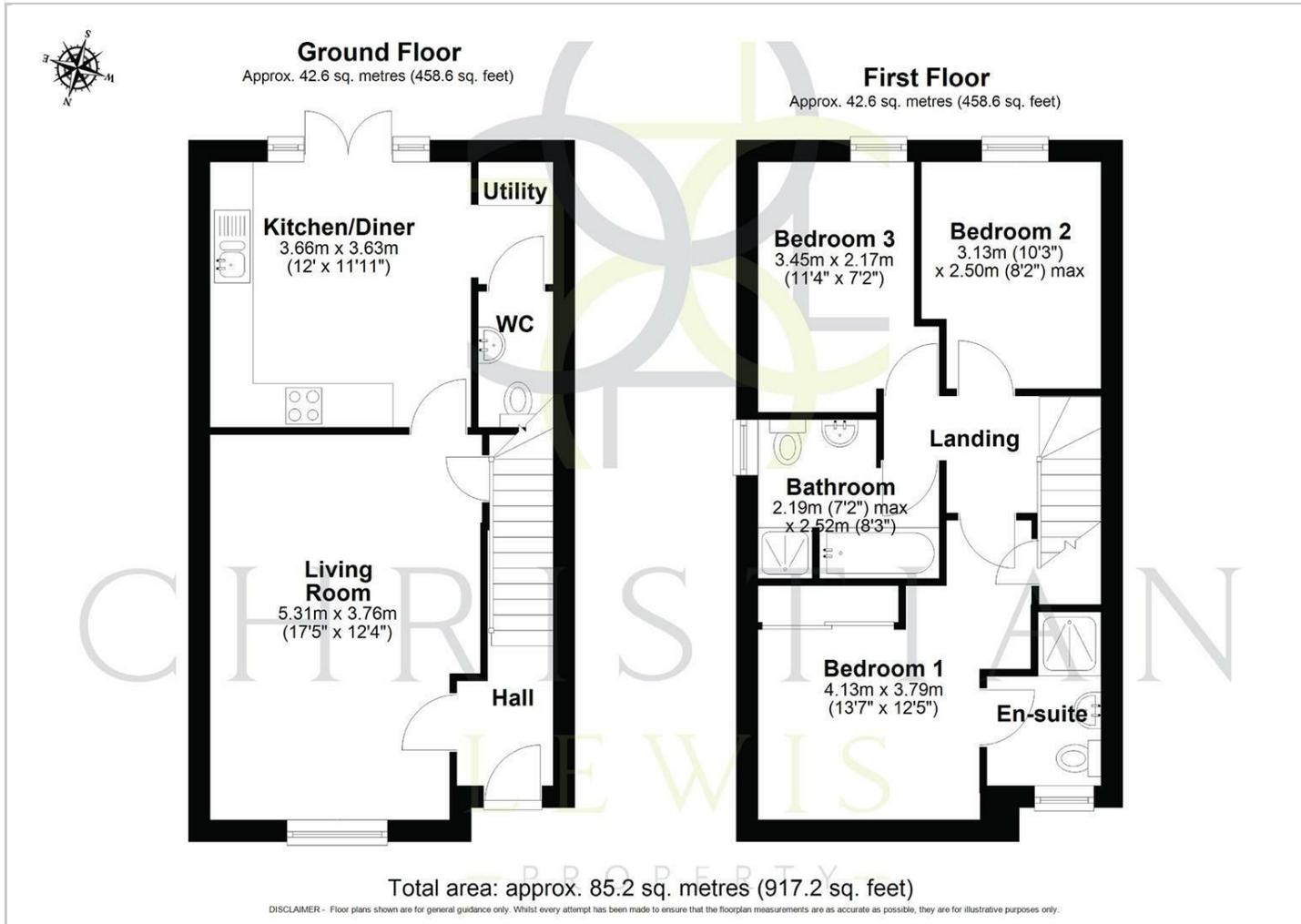




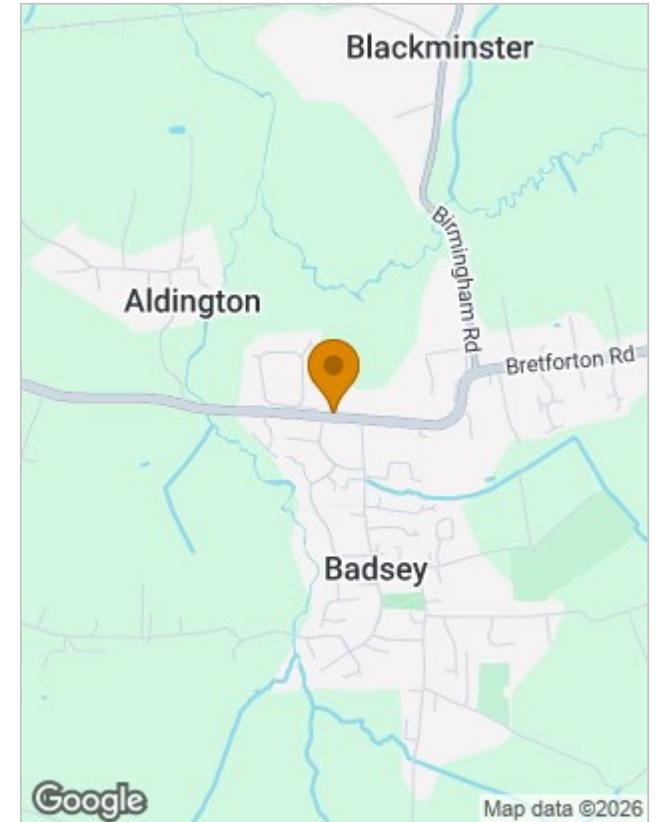


CHRISTIAN  
LEAF

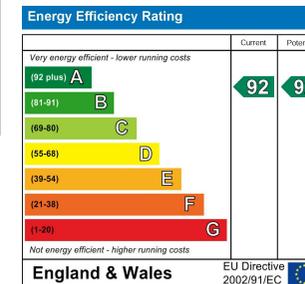
## Floor Plans



## 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.