



10 Brooklands Drive, Evesham, WR11 2SH

Offers in excess of £300,000







CHRISTIANA  
LEWIS

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# 10 Brooklands Drive

Evesham, WR11 2SH

- A modern town house situated in a peaceful position
- Single garage
- Parking
- Three bedrooms, two bathrooms
- Small and exclusive development
- Well presented throughout

This contemporary and elegantly designed townhouse is located within a small, exclusive residential development, offering both style and sophistication.

Nestled in a quiet corner of the development, the property enjoys a prime position with no passing traffic—ideal for those seeking a more peaceful and private living environment. Whether you're a professional looking for a tranquil retreat after a busy day or simply someone who values a quieter lifestyle, this home offers a rare combination of seclusion and modern convenience.

The property is beautifully presented throughout, offering a thoughtful and well-proportioned layout across three floors.

Upon entering, you are welcomed by a spacious entrance hall leading to a convenient guest WC. The stylish kitchen/diner provides an ideal space for both everyday living and entertaining, while the generously sized living room offers a comfortable and relaxing environment with views over the rear garden. The first floor comprises two well-proportioned double bedrooms along with a modern family bathroom, perfect for guests or family members. Occupying the entire second floor, the luxurious master suite boasts fitted wardrobes and a private ensuite, creating a peaceful retreat for the homeowner.

Externally, the property benefits from a large driveway with ample parking for multiple vehicles, a single garage offering additional storage or secure parking, and a private rear garden—ideal for outdoor dining or enjoying the sunshine.



## 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

EPC Rating: B

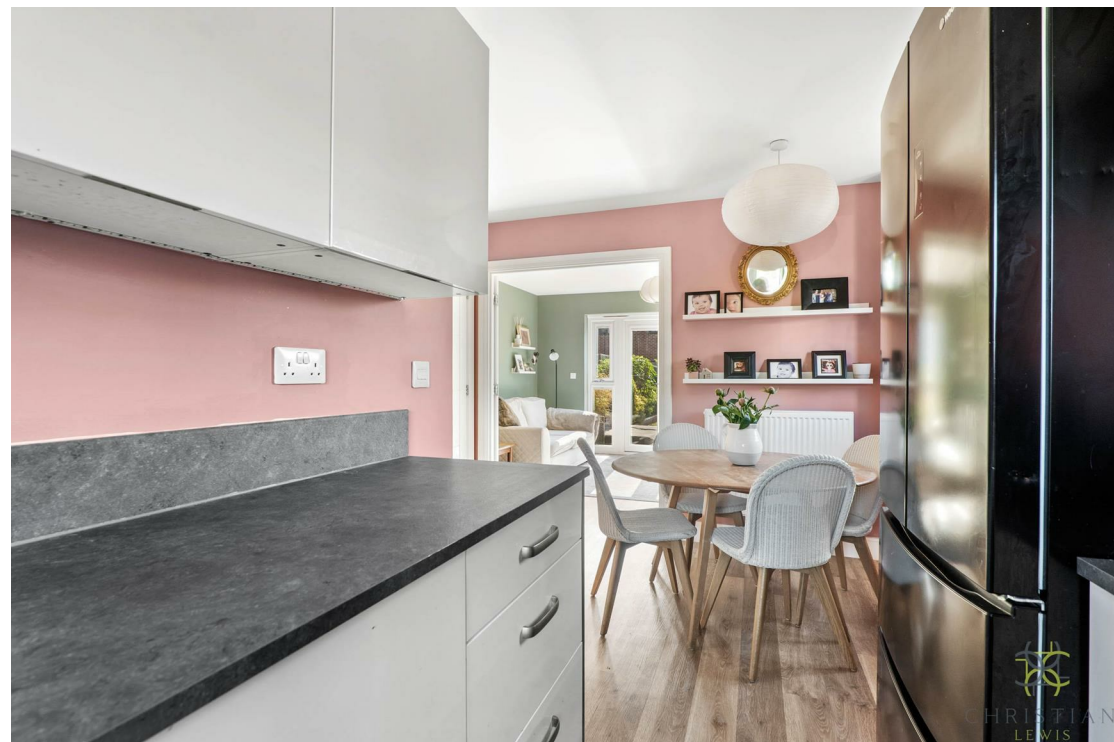
Estate Charges - £250.00 approx.

## 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.



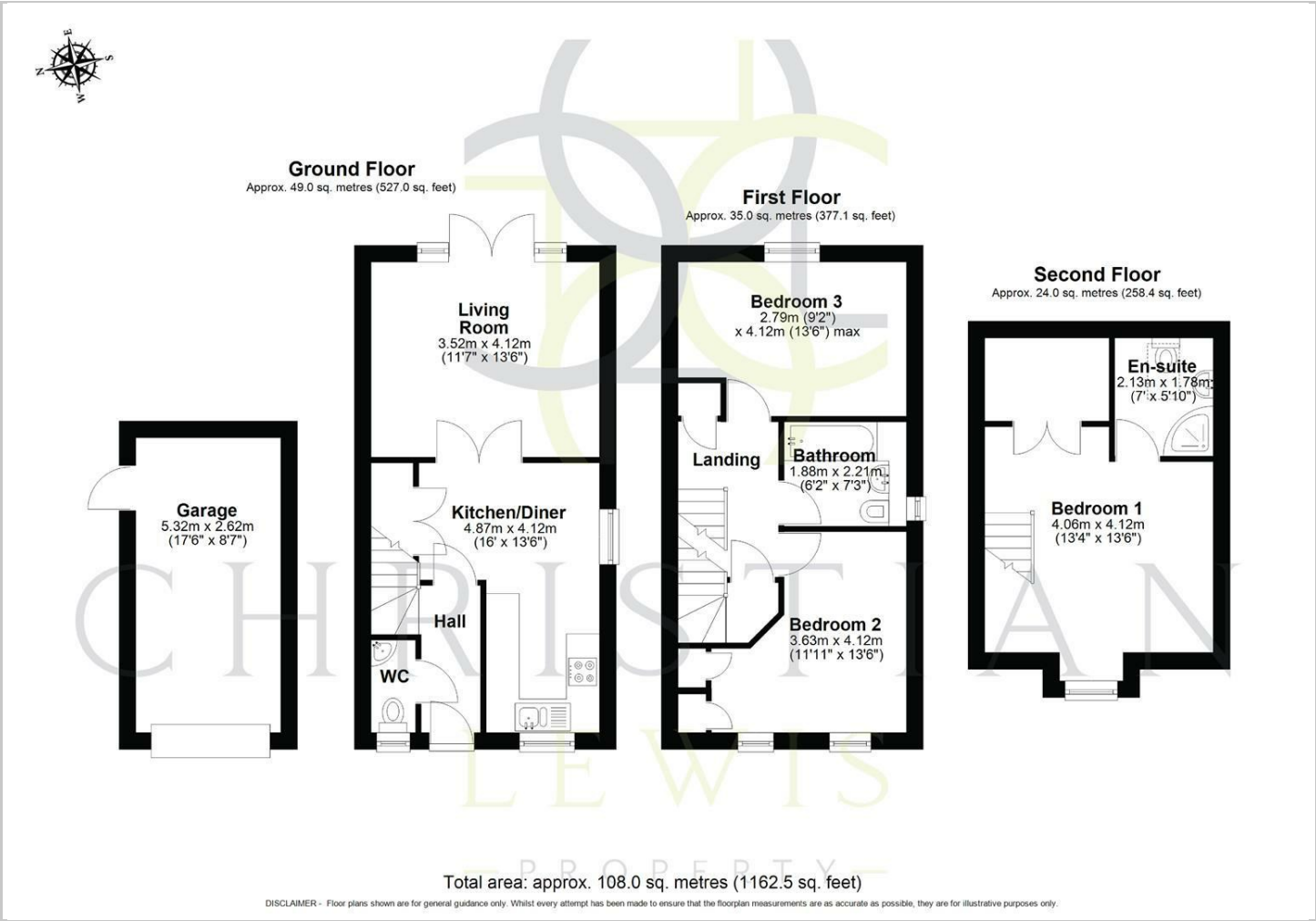








Floor Plans

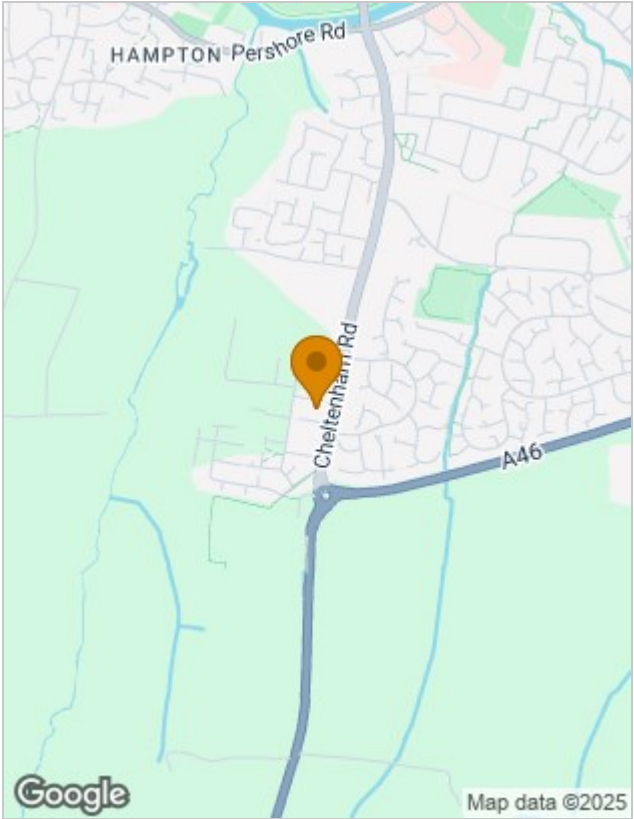


Viewing

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		
(81-91) B	89	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	