



Plot 1, Bluebell Croft, Lower Croft Barns Winchcombe Road

Sedgeberrow, Evesham, WR11 7UB

**Offers over £425,000**



## Plot 1, Bluebell Croft, Lower Sedgeberrow, Evesham, WR11 71 IR

This stunning, brand-new single-storey home offers two generously sized double bedrooms and combines modern comfort with elegant design. Nestled within a small, exclusive development of only four newly built homes, it provides a rare chance to enjoy both privacy and community in a sought-after location.

Expertly crafted by a reputable local developer, each home has been individually designed with care and attention to detail, ensuring a unique character and high-quality finish throughout. Perfect for those looking to downsize, it promises a stylish, low-maintenance lifestyle without compromise.

Set back from the road along a private driveway, this property enjoys a peaceful setting while offering all the benefits of a contemporary build, including excellent energy efficiency and modern conveniences. A truly exceptional opportunity to secure a beautiful new home designed for effortless living.

Offering just under 1,000 sq. ft. of thoughtfully designed living space, this impressive home is ready for its new owners to move straight in and enjoy. The accommodation begins with a welcoming entrance hall leading through to a stunning open-plan kitchen, dining, and living area. The heart of the home, this space is beautifully finished with a central island, sleek quartz worktops, and plenty of room for both entertaining and relaxing. A separate utility room adds convenience and practicality.

There are two generously proportioned double bedrooms, with the master suite benefitting from a stylish en-suite shower room, while a contemporary family bathroom serves the second bedroom and guests.

Externally, the property offers ample off-road parking for multiple vehicles, together with a generous rear garden – an ideal space for outdoor dining, gardening, or simply unwinding in the fresh air.





## Additional Information

Tenure: Freehold.

Local Authority: Wychavon

Council Tax Band: We understand that the Council Tax Band for the property is Band - TBC

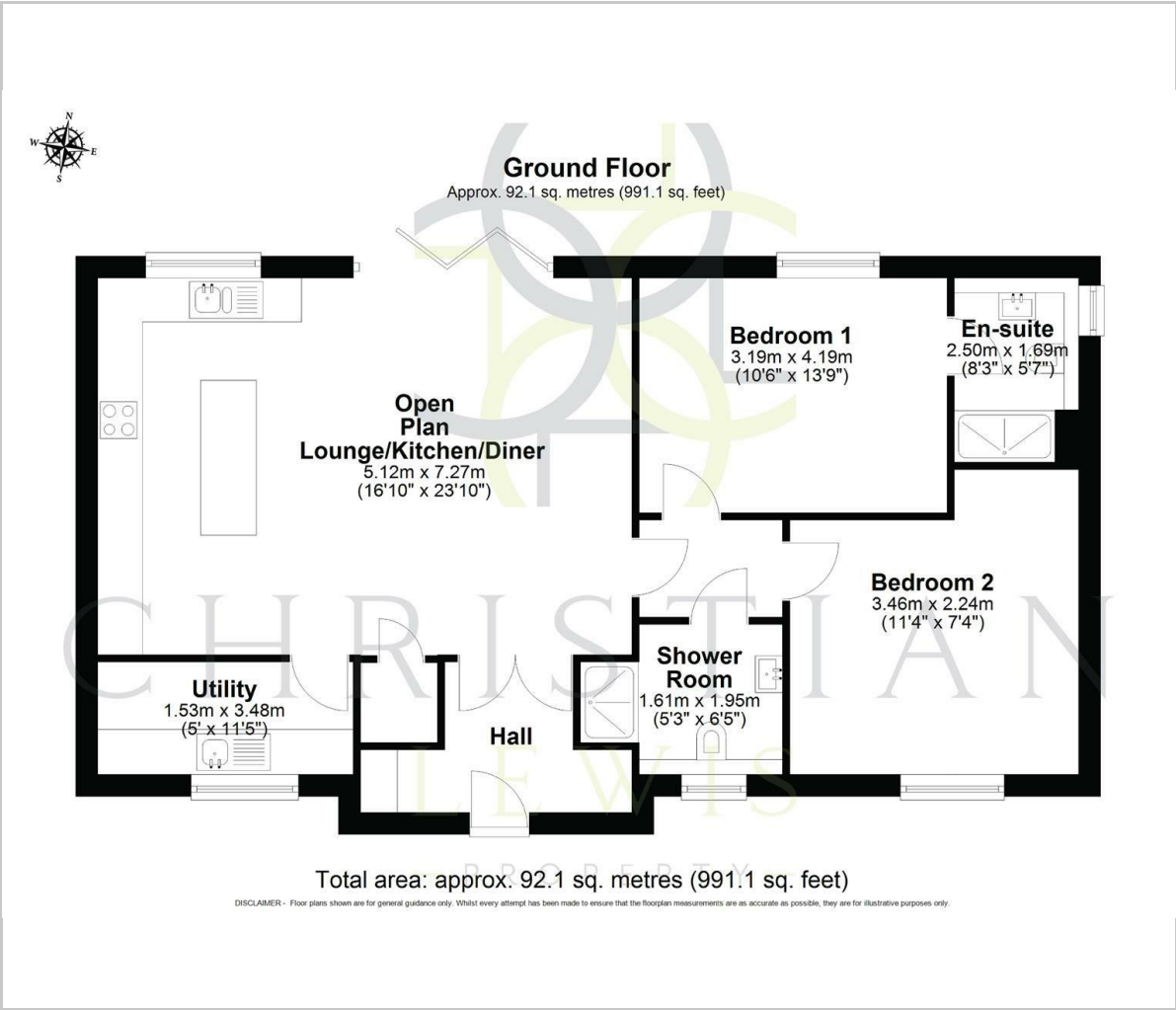
EPC Rating: C

## 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 Plan



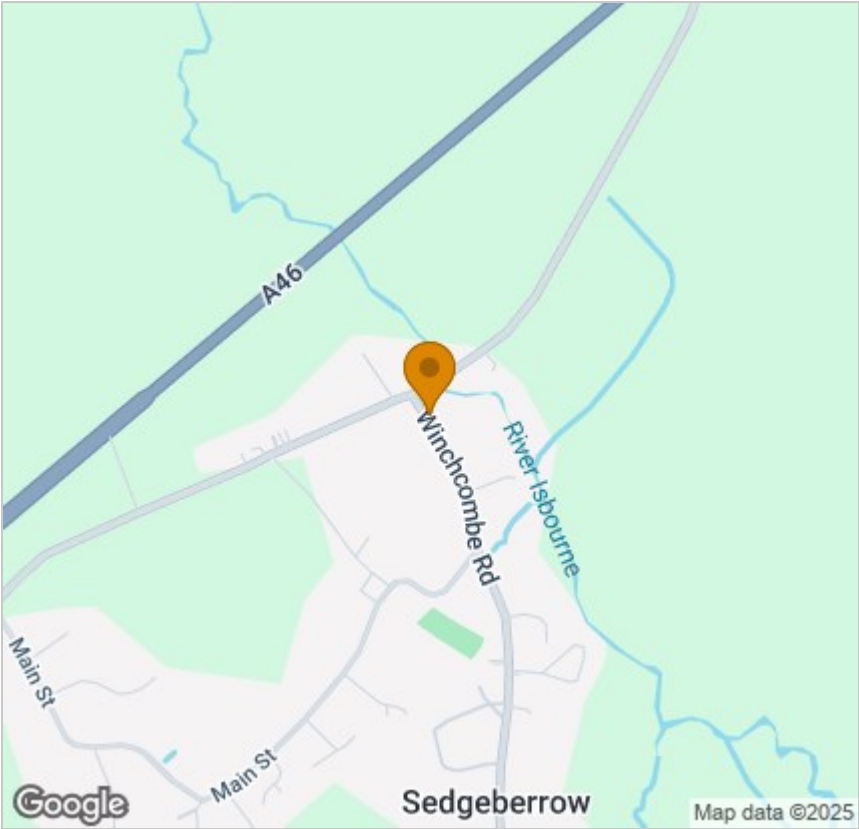
Viewing

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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Area Map



Energy Efficiency Graph

