



81 Bretforton Road, Evesham, WR11 7XQ

Offers over £370,000





Offers over £370,000

# 81 Bretforton Road

Evesham, WR11 7XQ

- Chain-free
- Extended three bedroom semi-detached home
- Modern family bathroom
- Detached garden room with power and lighting
- Off-road parking
- Sought-after village location
- Impressive open-plan kitchen/dining/living space
- Utility room and downstairs WC
- Low-maintenance rear garden
- Early viewing strongly recommended

A substantial and thoughtfully extended three bedroom semi-detached home offering versatile living accommodation, generous open-plan space, and excellent external features including off-road parking, a detached garden room, and a low-maintenance rear garden. Designed with modern family life in mind, this chain free property provides flexible areas for entertaining, working from home, and everyday living.

The property is approached via a gravelled driveway providing off-road parking, with side access leading through to the rear garden. Internally, the ground floor is centred around an impressive open-plan kitchen/dining/living space, forming the heart of the home. This bright and sociable area benefits from skylights and double doors opening onto the garden, creating a seamless indoor/outdoor flow and making it ideal for family life or hosting.

The kitchen is fitted with a range of contemporary units and a central island, providing ample preparation space and informal seating. To the front of the property is a separate living room featuring a character fireplace, offering a cosy retreat away from the main living area. A further open sitting/dining space adds flexibility depending on individual needs. Practical additions on the ground floor include a utility room and downstairs WC.

Upstairs, the first floor offers three well-proportioned double bedrooms along with a modern family bathroom, making the layout particularly suitable for growing families or those requiring home working space.

Externally, the rear garden has been designed for ease of maintenance, featuring a large patio seating area and gravelled sections. A standout feature is the detached garden room, complete with power and lighting, providing an excellent option for a home office, studio, or gym. There is also additional outside storage.

Conveniently positioned within the popular village of Badsey, the property offers easy access to local amenities, schools, and surrounding transport links.



## 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 C

**EPC Rating C**

## Disclaimer

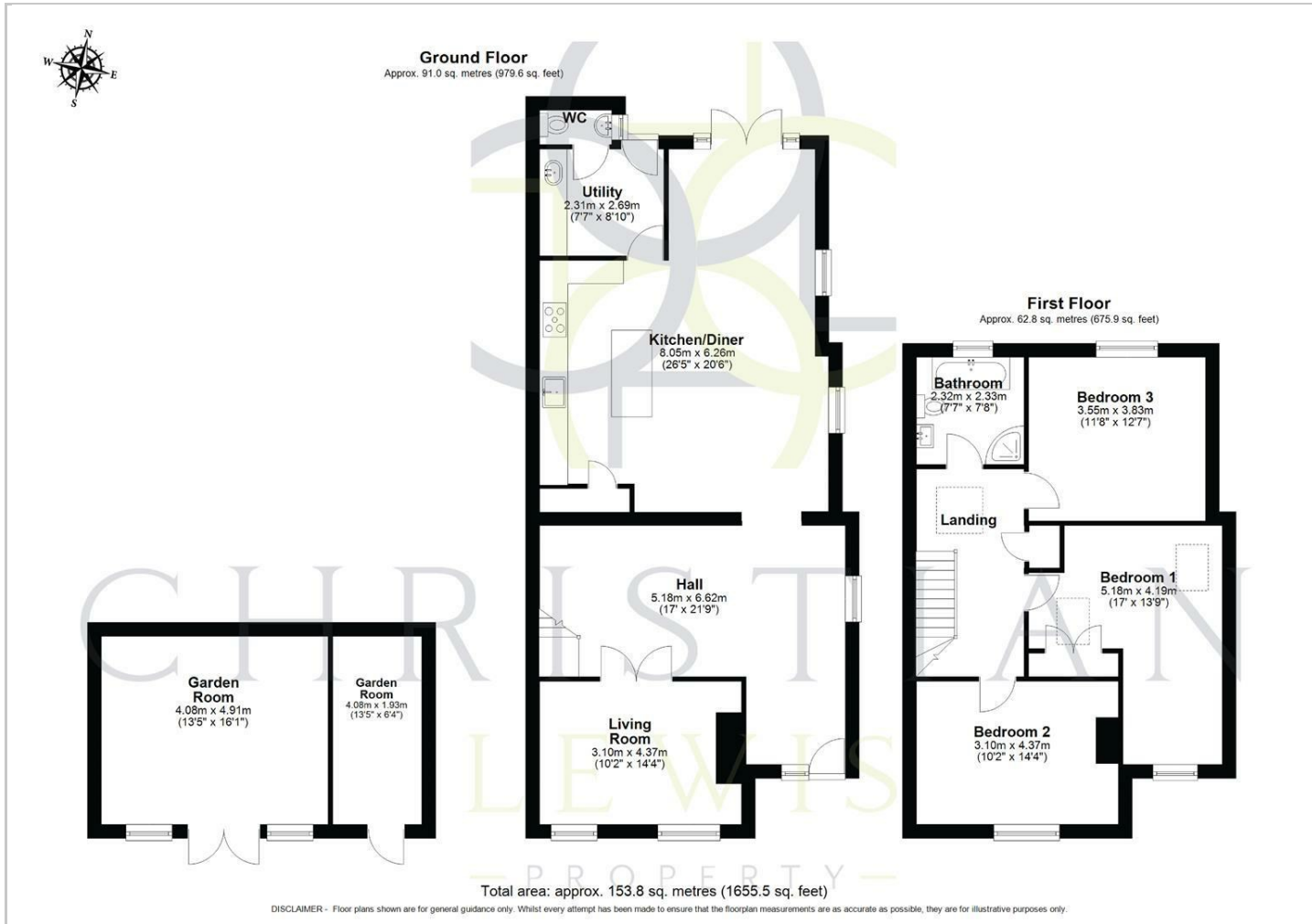
Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained 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.



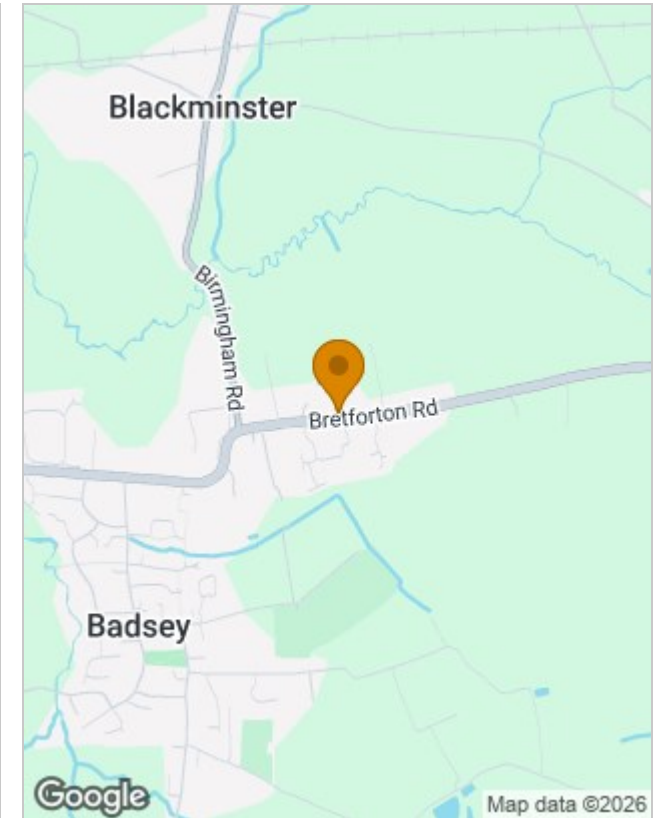




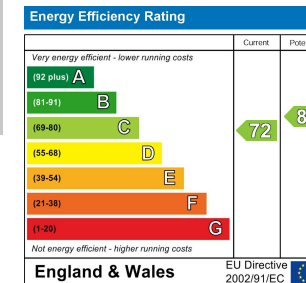
## Floor Plans



## 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.