



31 Brooklands Drive, Evesham, WR11 2SH

Offers over £400,000





31 Brooklands Drive

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- Beautifully presented detached home
- Impressive lounge diner
- Separate utility room
- Four well-proportioned bedrooms
- Landscaped garden
- Turnkey condition - move straight in
- Stylish, modern kitchen diner
- Downstairs WC
- Principal bedroom with ensuite
- Off-road parking and garage

Situated on the highly desirable Brooklands Drive, this beautifully presented detached home offers exceptional, turnkey living—perfect for buyers looking for a property they can move straight into and enjoy from day one.

The home has been finished to a high standard throughout, with a clean, modern aesthetic and a layout that works effortlessly for both day-to-day living and entertaining.

The standout feature of the ground floor is the impressive lounge diner, a substantial and beautifully presented space that truly acts as the hub of the home. Flooded with natural light and with direct access onto the garden, this is a room designed for both relaxing and entertaining.

Complementing this is a stylish and well-appointed kitchen/diner, finished with sleek cabinetry and ample space for dining, making it perfect for everyday living. A separate utility room and downstairs W.C. add further practicality and convenience.

Upstairs, the property continues to deliver, offering four well-proportioned bedrooms. The principal bedroom benefits from its own en suite, while the remaining bedrooms are served by a contemporary family bathroom. Each room has been carefully maintained and presented, making the entire first floor feel fresh, bright, and ready to move into.

Externally, the rear garden has been beautifully landscaped to create a private and low-maintenance space, with a generous patio area perfect for outdoor dining and entertaining, along with a lawned section and a pleasant open outlook beyond. A particularly notable feature is the versatile garage/garden room, currently set up as a home gym, offering excellent flexibility for a range of uses including a home office, studio, or additional living space. The property also benefits from private driveway parking for two vehicles.

This is a superb opportunity to acquire a modern, detached family home in a sought-after location, offering space, style, and flexibility in equal measure. Early viewing is highly recommended!



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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 E

EPC Rating B

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.

Anti Money Laundering & Financial Regulations

In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

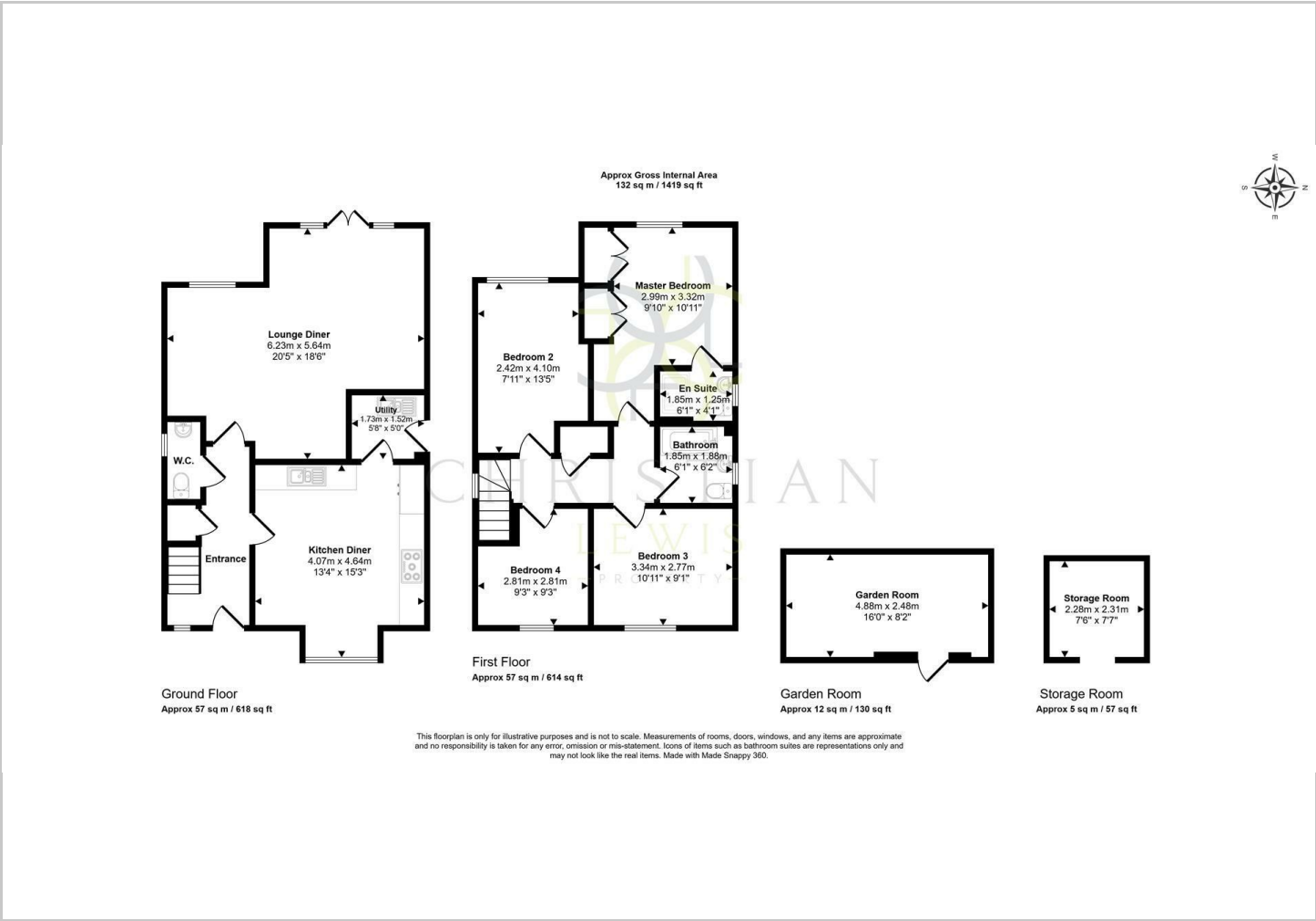
A non-refundable AML verification fee of £60 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.





Floor Plans

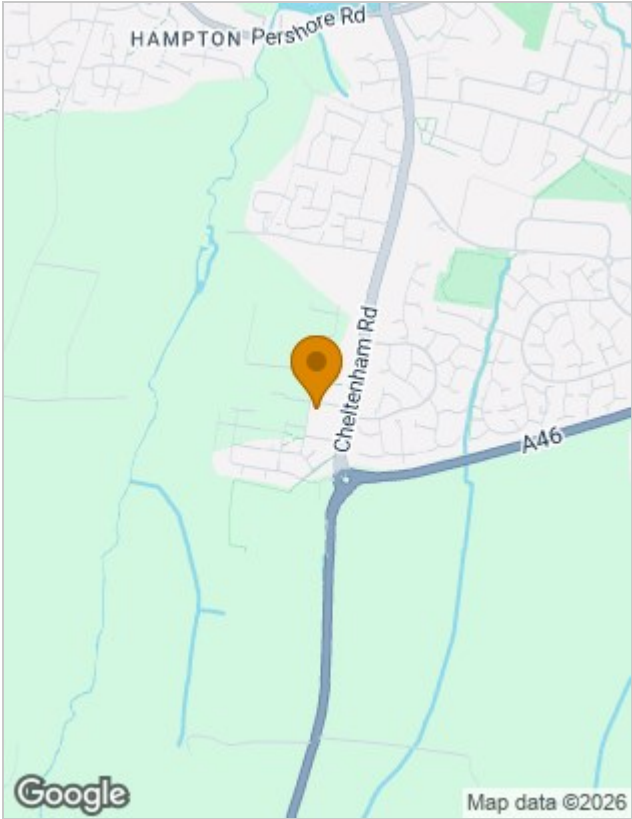


Viewing

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	88	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	