



2 Sister Elms Drive

 Nick  
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ESTATE AGENTS

# 2 Sister Elms Drive

Sedgeberrow, Evesham, WR11 7BD

£399,950 Freehold

A brand new 2 bedroom, detached bungalow, situated on this small select development on the edge of the village.

Open plan living/dining room • kitchen with integrated appliances • cloakroom • 2 bedrooms • bathroom • double glazing • underfloor heating • driveway • landscaped garden • solar panels with battery storage • air source heat pump • NHBC guarantee

## Description

A brand new 2 bedroom, detached bungalow, situated on this small select development on the edge of the village. The accommodation includes a good size open plan living/dining room, kitchen with a range of integrated appliances, cloakroom, 2 double bedrooms, and a bathroom with shower over the bath. Outside, there is a driveway providing parking for 2 cars and a landscaped rear garden with lawn and seating areas. The property further benefits from underfloor heating, solar panels with battery storage, double glazing, and an NHBC new build guarantee.

## Further Information:

**Local Authority** Wychavon District Council. **Tax Band** TBC.

**Electricity** Mains & Solar Panels. **Water** Mains. **Sewerage** Mains.

**Heating** Air Source Heat Pump. **Estate Service**

**Charge** £711.25pa. Purchasers should carry out their own investigations regarding the suitability of these services.





Site Plan  
1:500 Scale

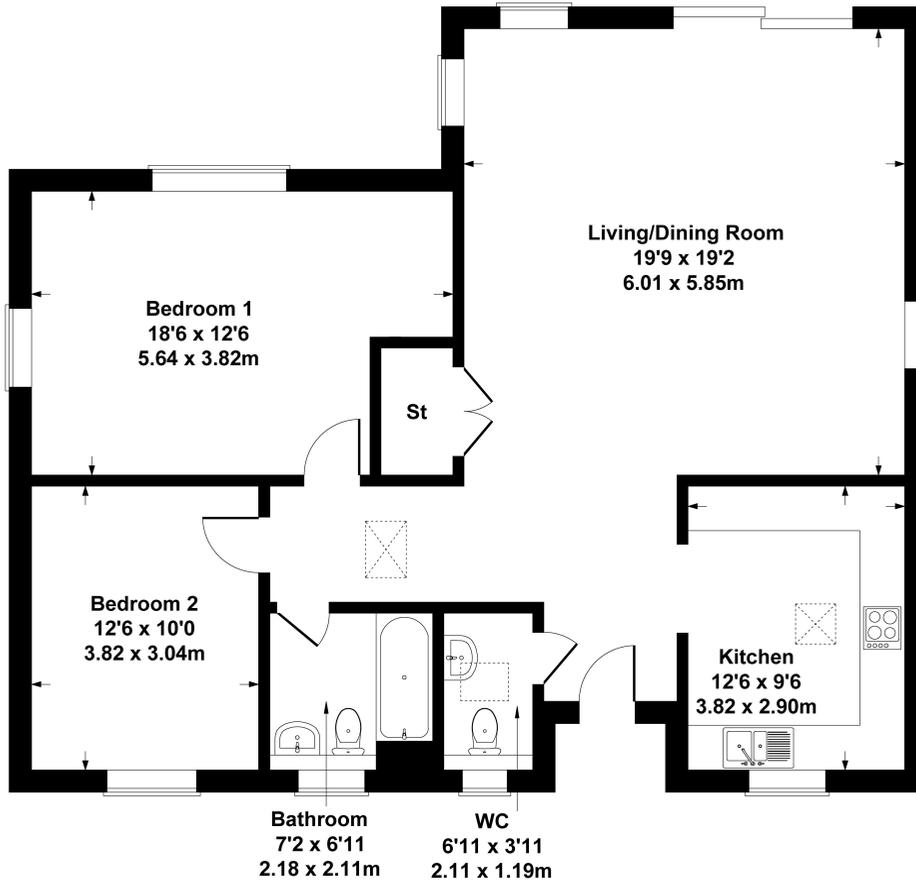


### Situation

Sedgeberrow benefits from fast links to regional and national communications including the A46, M5 and M40. The village has an infant school, play group, village hall, and public house. The market town of Evesham can be found less than 4 miles to the north and Cheltenham is situated approximately 13 miles to the south, both with a mainline rail service to London Paddington, and a comprehensive range of educational, leisure and shopping facilities.

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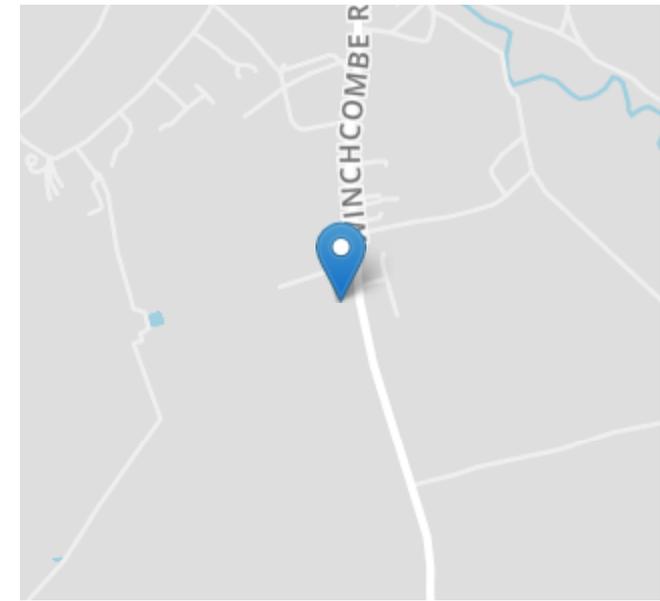
Approximate Gross Internal Area  
1098 sq ft - 102 sq m



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	89	91
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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