



10 Sister Elms Drive

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Sedgeberrow, Evesham, WR11 7BD

£575,000 Freehold

A brand new 3 bedroom, detached family home, situated on this small select development on the edge of the village.

APPROX 1500 SQUARE FEET • reception hall • living room • kitchen/dining room • utility room • cloakroom • 3 bedrooms • 3 bath/shower rooms • garage & driveway • landscaped garden • solar panels with battery storage • air source heat pump • underfloor heating (ground floor) • NHBC guarantee

Description

A 3 bedroom detached family house, set in a good size plot on this small select development on the edge of the village. The accommodation, which extends to approx. 1500 square feet, includes a reception hall, living room, a magnificent kitchen/dining room with a range of quality integrated appliances, a separate utility room, and a downstairs cloakroom. Upstairs, there are 3 double bedrooms and 3 luxury bath/shower rooms (2 en suite). The master bedroom also has a large walk-in dressing area. Outside, there is a single attached garage, driveway, and a landscaped rear garden. The property further benefits from an air source heat pump, solar panels with battery storage, and an NHBC guarantee.

Further Information:

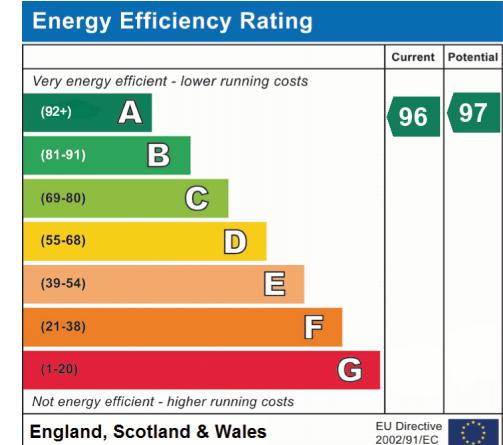
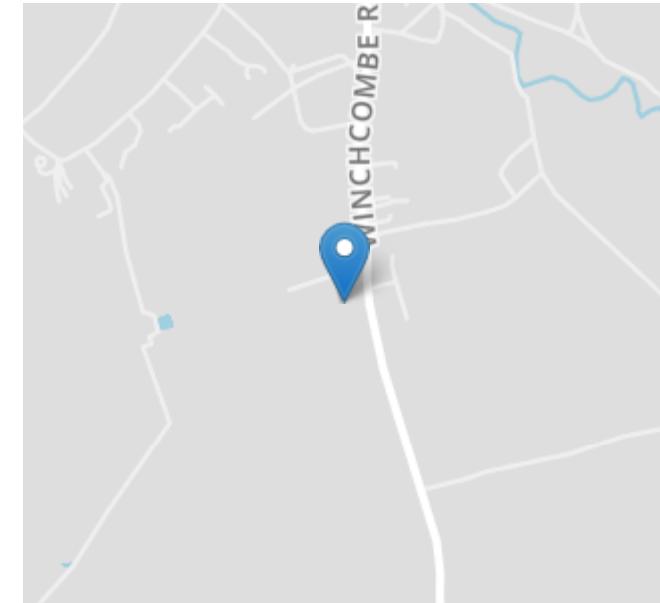
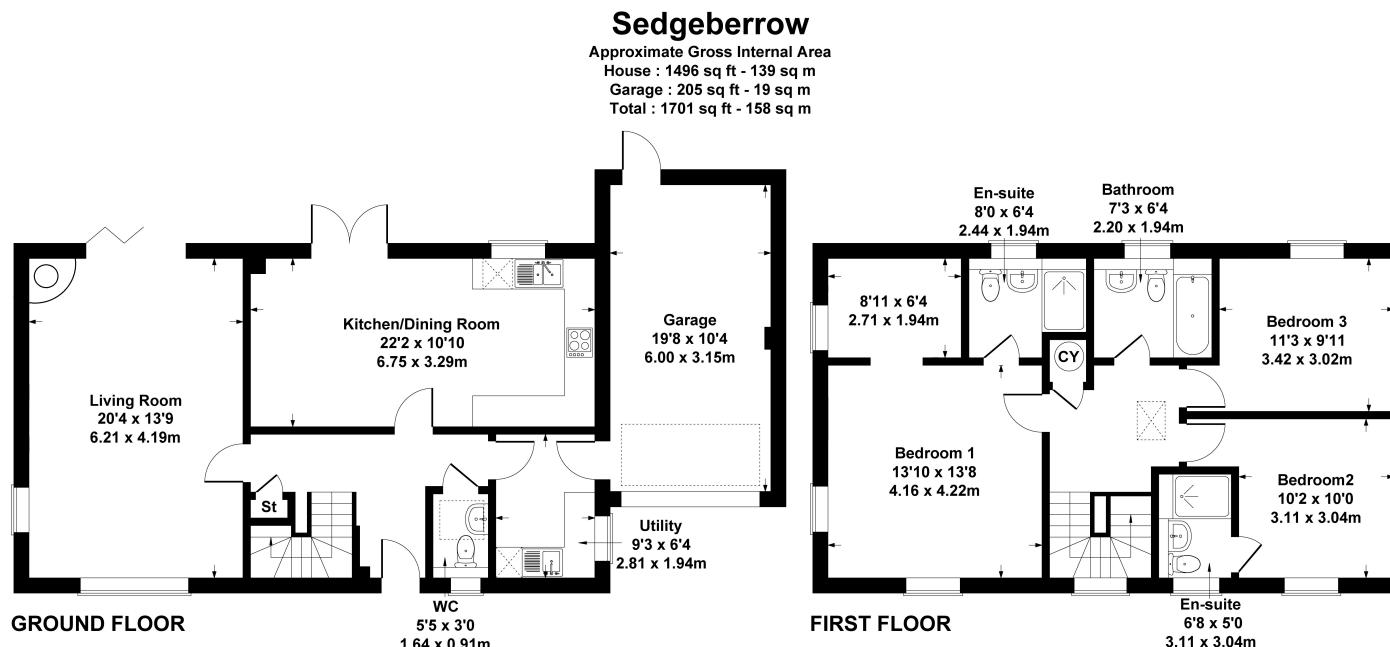
Local Authority Wychavon District Council. **Tax Band** TBC. **Electricity** Mains & Solar Panels. **Water** Mains. **Sewerage** Mains. **Heating** Air Source Heat Pump. **Estate Service Charge** £711.25pa Purchasers should carry out their own investigations regarding the suitability of these services.





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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