



10 Sister Elms Drive

 Nick
GRIFFITH
ESTATE AGENTS

10 Sister Elms Drive

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:

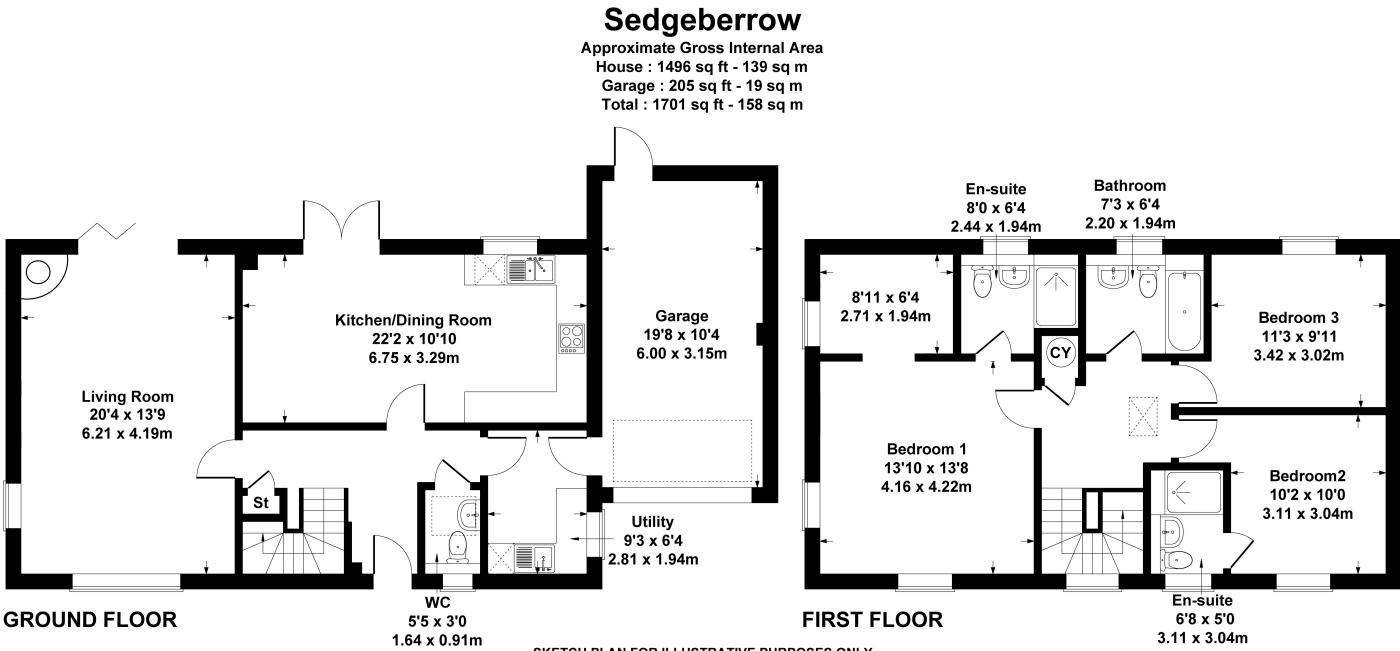
Local Authority Wychavon District Council. **Tax Band** TBC. **Electricity** Mains & Solar Panels. **Water** Mains. **Sewerage** Mains. **Heating** Air Source Heat Pump. **Estate Service Charge** £711.25pa Purchasers should carry out their own investigations regarding the suitability of these services.





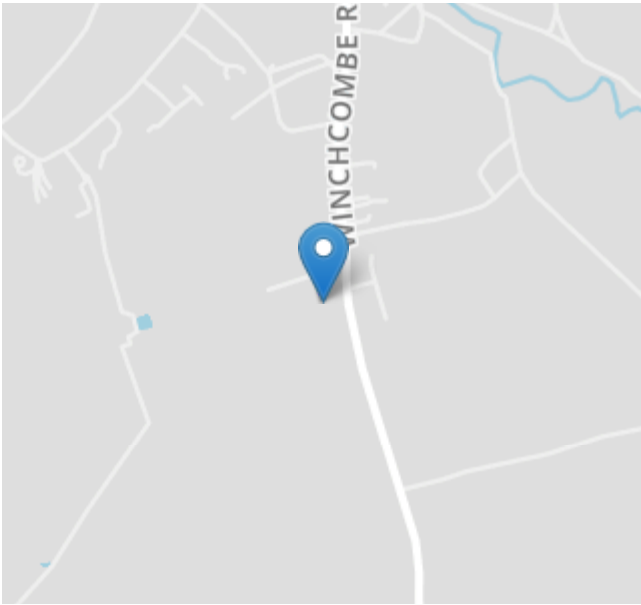
Situation

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.



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
Very energy efficient - lower running costs		
(92+) A	96	97
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Nick Griffith Estate Agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of any contract. (ii) No person in the employment of Nick Griffith Estate Agents has any authority to make any representation or warranty whatever in relation to this property.