



# FOR STARTERS



OFFERS IN EXCESS OF  
£410,000

## MAIN COURSE

We are delighted to introduce you to this stunning 4-bedroom detached property, located in the picturesque village of Bidford on Avon. Conveniently situated within walking distance of an excellent primary school and local amenities, this home offers the perfect blend of modern comfort and idyllic village living.

The exterior showcases a harmonious blend of traditional brickwork and modern architectural elements, creating an inviting curb appeal. Upon entering, you'll be greeted by a sense of space and sophistication. The interior is immaculately presented throughout, with tasteful decor and high-quality finishes that create an inviting atmosphere. The generous living spaces flow seamlessly from one room to the next, making this home ideal for both entertaining and daily family life. The separate formal dining area is a great size, with light flooding in via the french doors which takes you out onto the garden.

To the right of the hall you have a fantastic sized WC and cloakroom, adding to the convenience of what this property has to offer! Continuing along the hall is an excellent sized kitchen diner, with ample counter space ensuring that cooking is a joy, while a separate utility room provides additional storage and functionality.

Upstairs leads you to a spacious landing, with all rooms coming off. Featuring four generously sized bedrooms, ensuring comfort and privacy for all family members. The master bedroom is a luxurious



retreat, complete with an en-suite bathroom and built-in wardrobes. The additional three bedrooms are versatile spaces that can be used as guest rooms, home offices, or playrooms, offering plenty of flexibility to suit your needs.

Step outside, and you will discover a beautifully landscaped and private garden, that beckons you to unwind and relax. The expansive lawn provides plenty of space for children to play, pets to roam, or for you to engage in outdoor activities.

At the heart of this garden lies an allocated al fresco dining area, perfect for hosting summer barbecues or enjoying an evening meal. Surrounded by lush greenery and vibrant flowers, this space is designed for comfort and enjoyment, ensuring memorable moments with family and friends.



# KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - E



EPC  
Band - TBC



North East Facing  
Garden



Mains Electric,  
Drainage, Water

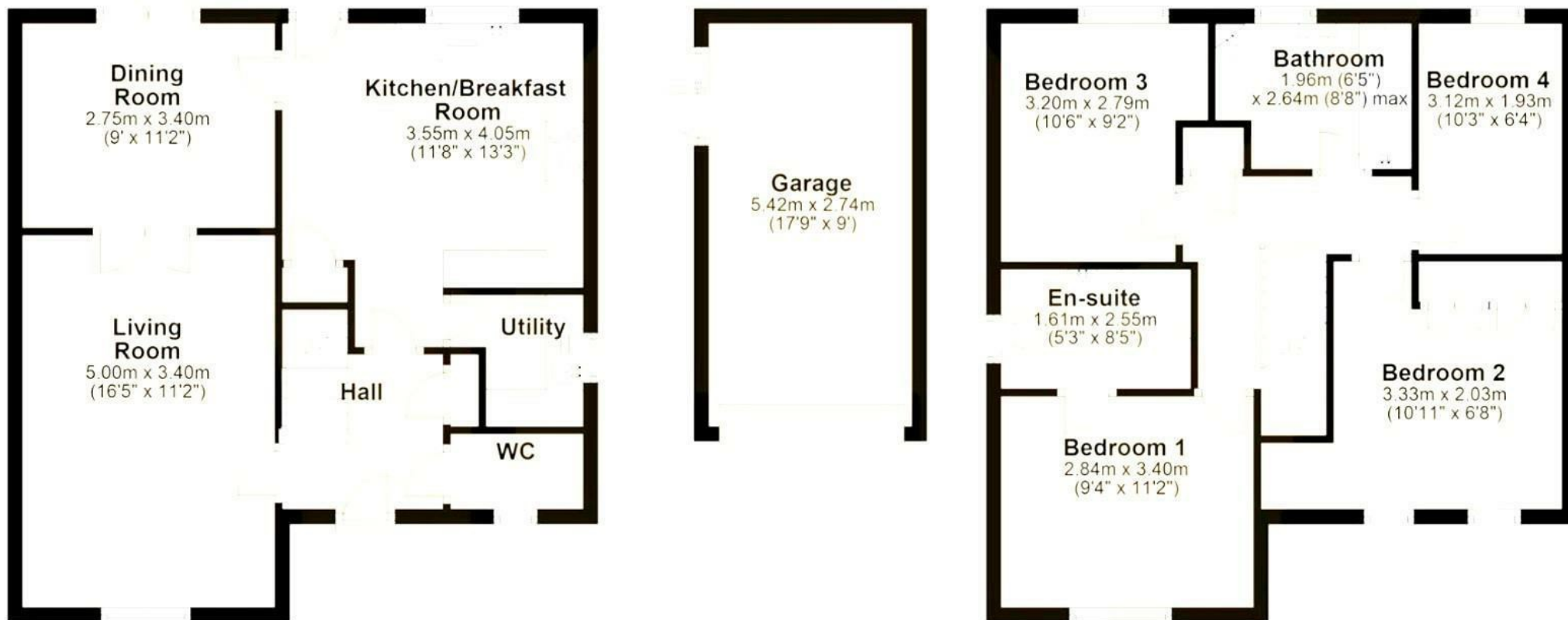


Gas Central Heating



Bidford Primary

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