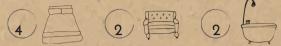




BURNELL CLOSE BIDFORD-ON-AVON B50 4AY

## FOR STARTERS







OFFERS OVER £450,000

## MAIN COURSE

Nestled in a peaceful cul-de-sac in the charming village of Bidford-on-Avon, this beautifully presented four-bedroom detached home offers generous living space, a stunning south-facing garden, and the potential to extend (STPP).

As you step inside, a good-sized porch leads into a spacious and welcoming entrance hall. To the left, the front-to-back living room is bathed in natural light, thanks to two large windows and double doors onto the garden. The room easily accommodates plenty of furniture, creating a perfect space to relax, while a feature fireplace adds warmth and character.

To the right of the hall, a versatile dining room, currently used as a home office, provides flexibility to suit your lifestyle. At the back of the property, an immaculately presented open-plan kitchen/dining room is a true highlight. Designed for modern family living, the space boasts ample natural light from multiple windows and a door leading directly to the garden. The kitchen is well-appointed, offering high-quality finishes and plenty of storage. Adjacent to the kitchen, a utility room provides additional convenience, along with a downstairs WC.

The first floor is accessed via a spacious landing with a split staircase leading to four well-proportioned bedrooms. The master bedroom is particularly impressive in size and benefits from a large ensuite bathroom. Two further double bedrooms offer generous space, while the fourth bedroom is ideal as a comfortable single bedroom or







nursery. A stylish family shower room services the three additional bedrooms.

Outside, the beautifully landscaped rear garden is a true retreat. Featuring a mixture of patio and lawn, it provides multiple seating and dining areas—ideal for entertaining or simply enjoying the peaceful surroundings. The private, south-facing orientation ensures plenty of sunlight throughout the day. To the side of the property, a large additional space offers exciting potential for further extension (subject to planning permission) or the possibility of adding a garage or carport.

This exceptional home is situated in a highly sought-after location, offering a tranquil village setting while remaining well-connected to local amenities, schools, and transport links.

Don't miss the opportunity to view this fantastic property—contact us today to arrange a viewing!

## **KEY INGREDIENTS**



Tenure Freehold



Council Tax



EPC Band - D



South Facing Rear Garden



Mains Gas, Electric, Water & Drainage



Heating System Gas Central Heating



Bidford Primary School

WHY NOT TAKE A LOOK INSIDE? GIVE US A CALL 01789 414222

















This floor plan is provided as a guide to room layout only. It is not to scale and should not be relied upon as a statement of fact.

FOR MORE INFO AND TO SEE OUR OTHER LOVELY PROPERTIES CHECK OUT OUR WEBSITE

**MOVEWITHEDWARDS.CO.UK** 

HAVE YOU GOT A PROPERTY TO SELL? WE'D LOVE TO HAVE A CHAT 01789 414222 DID YOU KNOW WE ALSO
DO MORTGAGES.
FOR FREE ADVICE
SPEAK TO
ONE OF OUR
CONSULTANTS