



FOR STARTERS



OFFERS OVER
£395,000

MAIN COURSE

Spacious 4-Bedroom Detached Home in a Quiet Cul-de-Sac, Bidford-on-Avon

This attractive and well-proportioned four-bedroom detached home sits proudly in a quiet cul-de-sac in the very heart of Bidford-on-Avon, a thriving riverside village known for its picturesque setting, excellent local amenities, and welcoming community. The property stands proudly behind its own car port, with driveway parking, a garage, and side access to the garden.

Ground Floor:

Step inside to an impressive open hallway, where the staircase sits at the centre, with rooms leading off on all sides. There is a useful downstairs WC for guests. To the right, the spacious rear-facing living room features a beautiful fireplace and large sliding doors opening directly onto the garden, filling the space with natural light. Double doors connect this room to a formal dining room, which could also serve as a snug or second sitting room, and offers a return door to the hallway.

The kitchen/breakfast room is a fantastic size, with an abundance of cupboard and worktop space. The current owners have added a breakfast bar, making it ideal for relaxed dining and socialising. Off the kitchen, a useful utility room provides additional storage and appliance space, with doors leading both to the garden and directly into the garage.

First Floor:

The wrap-around landing leads to four well-proportioned bedrooms. The master bedroom benefits from a modern en-suite shower room, as well as a separate room currently used as a walk-in wardrobe. The second and third bedrooms are generous doubles, while the fourth bedroom is currently



set up as a home office. These rooms are served by a well-sized family bathroom, and there is also a linen cupboard on the landing.

Outside

The rear garden is private, sunny, and an excellent size. It features multiple patio areas perfect for outdoor dining, a wide raised lawn, and a separate raised decking area that catches the sun at the best times of day - ideal for relaxing or entertaining.

This is a substantial and versatile family home in a sought-after village location, with good transport links, local shops, schools, and riverside walks all within easy reach. Viewing is highly recommended to appreciate the space and setting on offer.



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - E



EPC
Band -



North West 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



Floor 0



Floor 1

Approximate total area⁽¹⁾

1386 ft²

128.6 m²

Reduced headroom

14 ft²

1.3 m²

(1) Excluding balconies and terraces.

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

**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**

