



Icknield Close, Bidford-On-Avon, B50 4BZ

Offers over £375,000



Well-presented, SPACIOUS, FOUR BEDROOM detached property located on a generous plot in a sought after end position of a quiet cul-de-sac in Bidford-On-Avon. The property resides on a plot featuring a driveway providing ample off-road parking to the front aspect, and an enclosed garden to the rear laid mainly to lawn, with patio/entertaining and decking areas.

Recently undergone some modernisation and refurbishment to a very high standard, the internal accommodation comprises on the ground floor; Entrance hallway with stairs rising to the first floor, open plan kitchen/dining/living room featuring a bay window to the front aspect and french doors leading out to the rear garden, utility, under the stairs cupboard space, bedroom equipped with en-suite shower room.

The first floor features a landing leading to three well proportioned bedrooms which have been decorated to an impeccable standard, and a family bathroom with a walk in shower.

Overlooking countryside fields, there is good space to the side of the property for further developments.

This will make a superb family home, which further benefits from double glazing and gas central heating. Viewing is highly recommended.



Hallway

Kitchen/Dining/Living Room 25'7" x 15'8" (7.81m x 4.79m)

Utility 5'4" x 6'11" (1.63m x 2.11m)

Bedroom Four 12'7" x 6'11" (3.85m x 2.11m)

En- Suite 4'1" x 6'11" (1.27m x 2.11m)

Landing

Bedroom One 13'11" x 9'0" (4.25m x 2.75m)

Bedroom Two 10'10" x 9'0" (3.31m x 2.75m)

Bedroom Three 8'8" x 6'4" (2.65m x 1.94m)

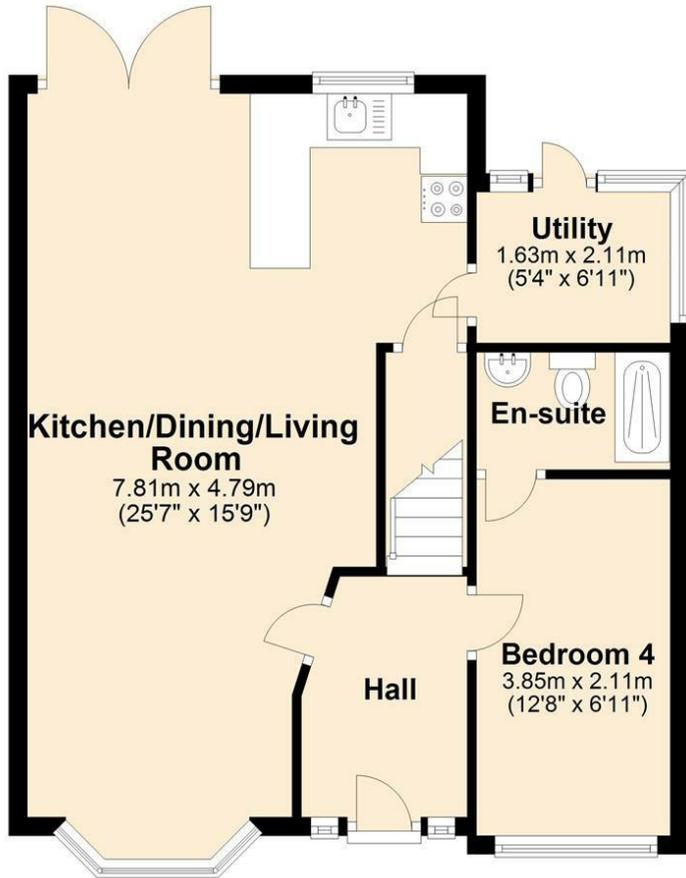
Bathroom





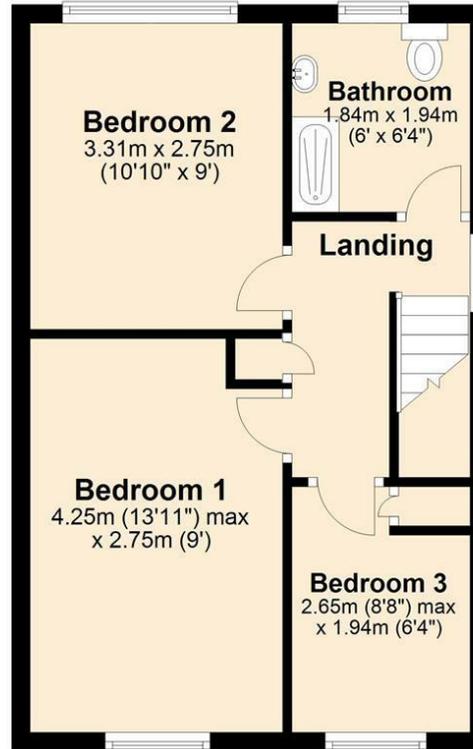
Ground Floor

Approx. 53.0 sq. metres (570.2 sq. feet)

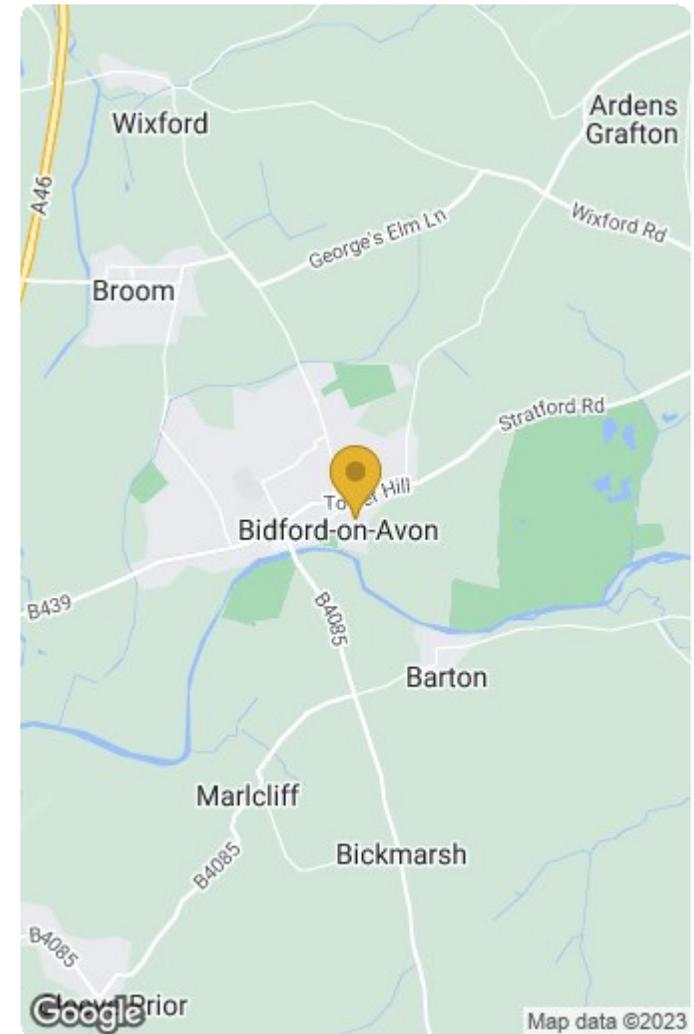


First Floor

Approx. 36.3 sq. metres (390.4 sq. feet)



Total area: approx. 89.2 sq. metres (960.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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 & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	