



Damson Way, Bidford-On-Avon, B50 4NB

Offers over £500,000



****NEARLY NEW 2.5 years old still with 7 years NHBC warranty remaining** **1941 Sq. Ft. approx.** IMMACULATE FOUR double bedroom THREE bathroom DETACHED family home including side by side DOUBLE GARAGE, situated in a very sought-after corner position overlooking the green and play area in Damson Way, Bidford-on-Avon. The driveway provides off-road parking for multiple vehicles.**

This luxury residence offers modern, spacious, and versatile living accommodation arranged over two floors. The ground floor comprises; spacious entrance hallway with stairs rising to the first floor, guest wc, spacious living room with large window looking out to the front aspect, office room, utility and a large bespoke modern fitted kitchen / entertainment area to the rear looking out to the beautifully landscaped rear garden.

The first floor features a large landing area, the master bedroom includes an en-suite shower room, the second bedroom also benefits from an en-suite, and there are a further two double bedrooms, and a family bathroom.

The outside enclosed rear garden has been landscaped beautifully mostly laid to lawn with white porcelain patio / entertainment space, feature wooden veranda with bespoke concrete planters, water fountain and shrubbery to the borders which is also accessible via the side access from the driveway.

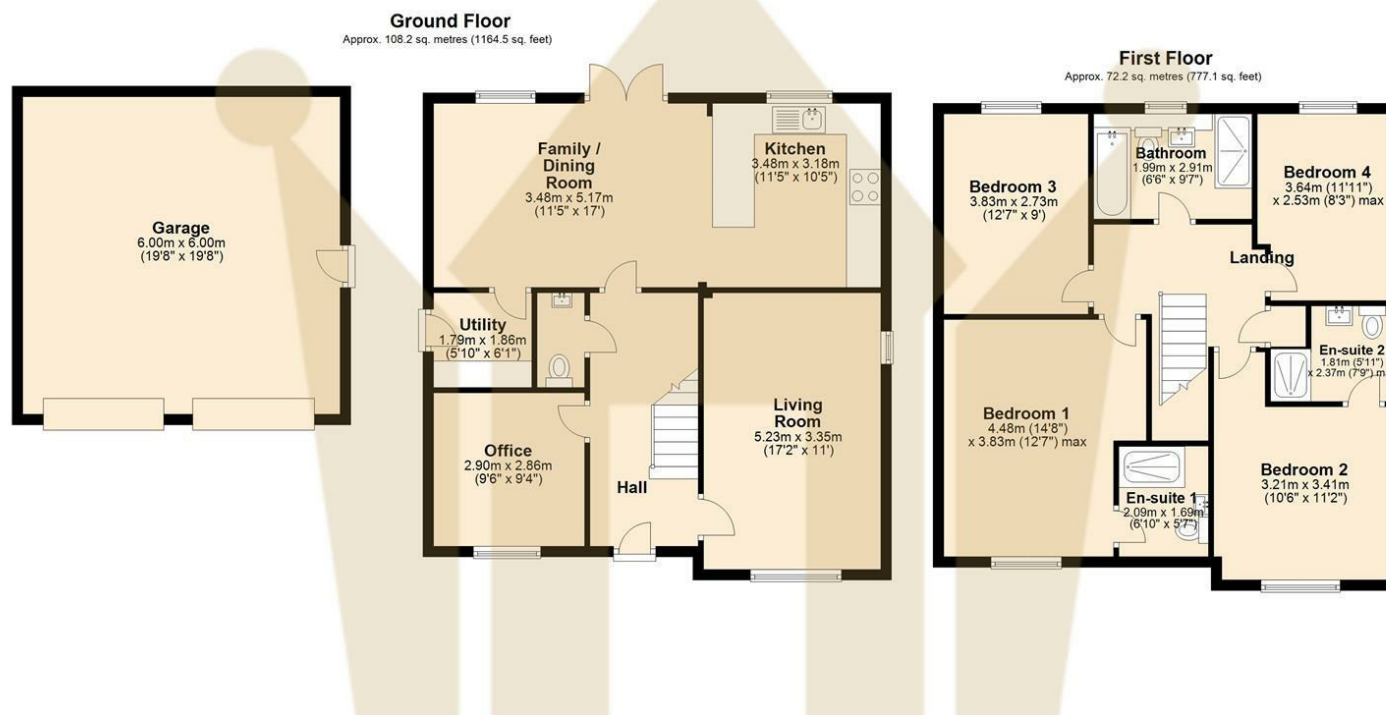
This property is immaculately presented throughout, also benefits from double glazing and gas central heating providing truly ready to move into accommodation. Properties of this exceptional standard rarely become available, and early viewing is considered essential to fully appreciate all this property has to offer.



Hall	
Living Room	17'1" x 11'7" (5.23m x 3.55m)
Family/Dining Room	11'5" x 16'11" (3.48m x 5.17m)
Kitchen	11'5" x 10'5" (3.48m x 3.18m)
Utility	5'10" x 6'1" (1.79m x 1.86m)
Office	9'6" x 9'4" (2.90m x 2.86m)
Bedroom One	14'8" x 12'6" (4.48m x 3.83m)
En Suite	6'10" x 5'6" (2.09m x 1.69m)
Bedroom Two	10'6" x 11'2" (3.21m x 3.41m)
En Suite	5'11" x 7'9" (1.81m x 2.37m)
Bedroom Three	12'6" x 8'11" (3.83m x 2.73m)
Bedroom Four	11'11" x 8'3" (3.64m x 2.53m)
Bathroom	6'6" x 9'6" (1.99m x 2.91m)
Garage	19'8" x 19'8" (6.00m x 6.00m)







Total area: approx. 180.4 sq. metres (1941.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(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	