



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

Guide price £490,000

 **KING**
HOMES

**** Envious Position Surrounded by Open Green Spaces and Park ** Four Double Bedrooms ** Three Bathrooms ** Detached Family Home ** Garage ** NO ONWARD CHAIN ** Solar Panels * Set in a peaceful private cul-de-sac off Damson Way, this beautifully presented four-bedroom detached home enjoys an enviable position overlooking open green space and a park to the front. Built in 2020, it offers a flexible family layout with two reception rooms, a superb open-plan kitchen/dining/family room, utility, and three bathrooms including two en-suites. Outside, the property benefits from driveway parking, a garage with electric door and car charging point, and a generous rear garden with decking and lawn.**



A beautifully presented four-bedroom detached home, positioned along a private cul-de-sac off Damson Way in Bidford-on-Avon. Built in 2020, this substantial family residence not only offers a flexible layout ideal for modern living but also enjoys an enviable setting, surrounded by open green spaces with a park directly to the front.

The exterior showcases a distinctive cross-gabled roof, a neatly kept front lawn with pathway to the entrance, and gated side access. A tarmac driveway provides ample off-road parking and leads to a garage with electric door and car charging point.

Inside, the spacious entrance hall creates a warm welcome, with a useful under-stairs storage cupboard and guest W.C. To the front, the generous living room enjoys a rectangular shape ideal for varied furniture arrangements. A second reception room is currently used as a snug/home office but offers flexibility as a playroom, formal dining room or even a fifth bedroom.

Spanning the rear of the property, the open-plan kitchen, dining and family room forms the heart of the home. The kitchen features stylish units, integrated appliances and generous preparation space, complemented by a dining area that easily accommodates a family table and additional furniture. French doors open directly onto the garden, creating a natural flow for entertaining and everyday living.

Adjoining is a separate utility room with further storage, appliance space and an external door to the side.

Upstairs, a spacious landing leads to four well-proportioned double bedrooms. The impressive principal suite includes fitted wardrobes and an en-suite shower room, while the second bedroom also benefits from fitted storage and its own en-suite. Two further doubles are served by a large family bathroom with both bath and separate shower.

The rear garden is fully enclosed and predominantly laid to lawn, complemented by raised planters and a decked patio—ideal for relaxing or entertaining. A side door to the garage and gated access to the front add further practicality.

Hall

Kitchen/Dining Room

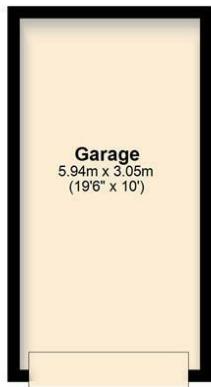
11'5" x 27'2" (3.48m x 8.30m)

Utility	5'9" x 6'0" (1.77m x 1.84m)
Dining Room	9'5" x 9'3" (2.89m x 2.83m)
Living Room	17'1" x 10'11" (5.22m x 3.33m)
Landing	
Bedroom 1	14'2" x 12'6" (4.33m x 3.82m)
En-suite	7'0" x 5'6" (2.14m x 1.70m)
Bedroom 2	13'3" x 10'11" (4.04m x 3.33m)
En-suite	5'11" x 6'6" (1.82m x 2.00m)
Bedroom 3	12'10" x 8'11" (3.92m x 2.73m)
Bedroom 4	11'10" x 7'9" (3.63m x 2.38m)





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Ground Floor

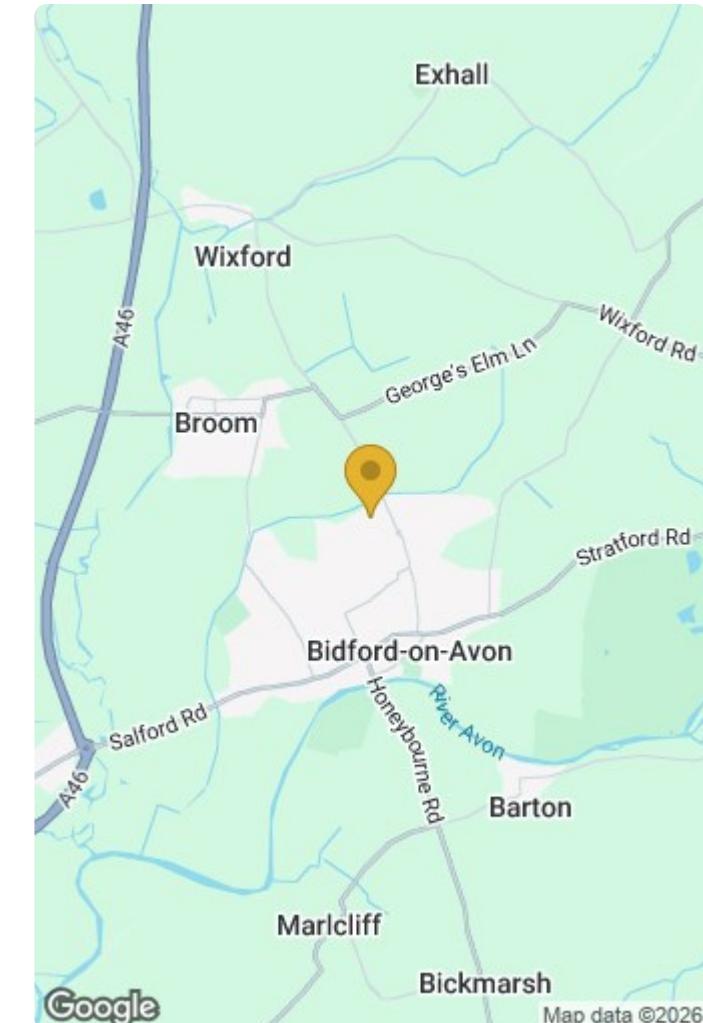
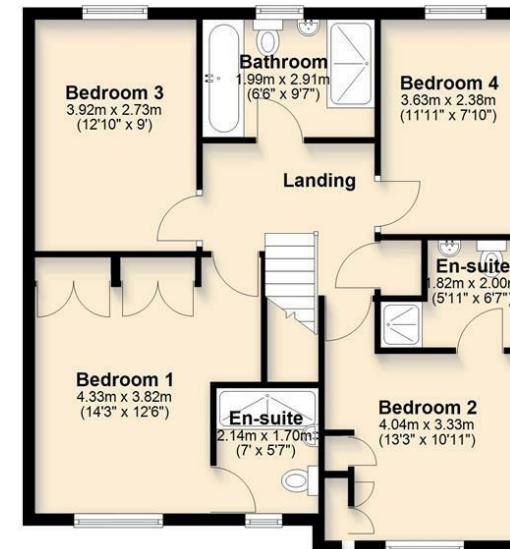
Approx. 88.6 sq. metres (953.4 sq. feet)



Total area: approx. 158.9 sq. metres (1709.8 sq. feet)

First Floor

Approx. 70.3 sq. metres (756.5 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO₂) 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		
EU Directive 2002/91/EC		
England & Wales		