



Avon Way, Bidford-On-Avon, B50 4GP

Offers over £285,000



**** Three Bedrooms ** Open Plan Kitchen Dinner ** Driveway Parking ** Private Rear Garden **** A beautifully presented semi-detached home, thoughtfully finished with a stylish contemporary traditional feel throughout. The property features a spacious living room, well-appointed kitchen with generous worktop space and dining area, three well-proportioned bedrooms, and a modern family bathroom. Outside, there's a block paved driveway providing parking for two vehicles, a good size private rear garden with an extended patio and lawn, and gated side access. This move-in-ready home offers a perfect blend of charm, comfort, and practicality in a sought-after location.



An attractive modern semi-detached family home, beautifully decorated with a contemporary traditional feel, this home oozes style from the moment you arrive. A block paved driveway provides parking for two vehicles, while a neat pathway leads to the front door, framed by a hedgerow that adds a soft touch of greenery.

Inside, a welcoming hallway leads into a spacious living room, perfect for relaxing or entertaining. The interior design blends classic and modern elements to create a warm, elegant atmosphere. An inner hallway provides access to a useful storage cupboard and a convenient downstairs WC.

At the rear, the kitchen is bright and thoughtfully laid out, offering generous worktop space, a range of fitted units, and plenty of room for dining. French doors open directly onto the garden, allowing for easy access to the outdoor space and filling the room with natural light.

Upstairs, there are three well-proportioned bedrooms. The main bedroom benefits from a walk-in wardrobe, providing excellent built-in storage. Bedrooms two and three are located at the rear of the property with views over the garden. The family bathroom is finished in a contemporary style and includes a bath with shower over, wash basin, and WC.

The rear garden is a standout feature — a good size and fully enclosed by fencing, with gated side access leading to the front of the property. An extended paved patio area offers the perfect spot for outdoor dining or relaxing, while the lawn provides space for play and enjoyment.

This stylish and well-maintained home is ideal for families or professionals looking for a move-in-ready property in a desirable and well-connected residential area.

Hall

Living Room 13'9" x 12'0" (4.20m x 3.67m)

Inner Hallway with Store

W.C 3'4" x 6'8" (1.02m x 2.04m)

Kitchen Dining Room 8'9" x 15'3" (2.69m x 4.65m)

Landing

Bedroom 1 9'6" x 11'9" (2.91m x 3.59m)

Walk-in Wardrobe

Bedroom 2 10'2" x 9'0" (3.10m x 2.75m)

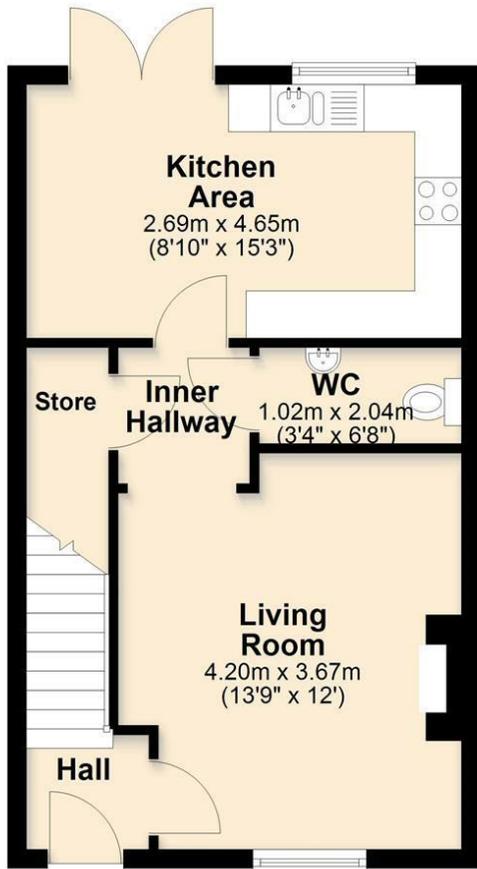
Bedroom 3 10'7" x 5'11" (3.23m x 1.81m)





Ground Floor

Approx. 37.6 sq. metres (404.4 sq. feet)

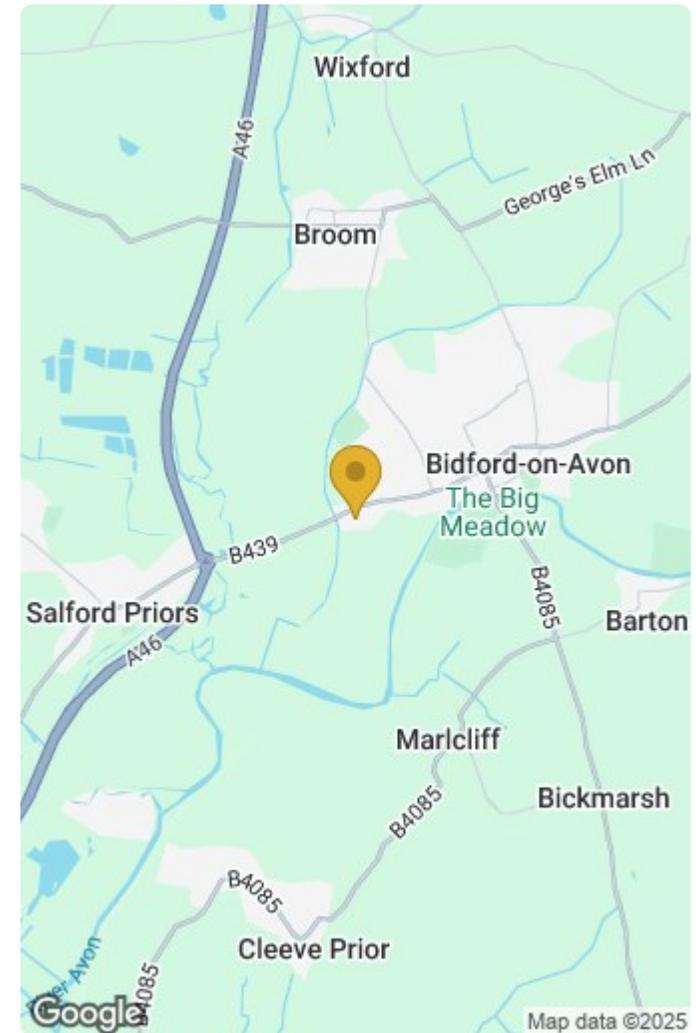


First Floor

Approx. 38.0 sq. metres (409.1 sq. feet)



Total area: approx. 75.6 sq. metres (813.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(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	