



**Boss Way, Alcester, B50 4HU**

**Guide price £475,000**

**\*\* Four-Bedroom Detached Home \*\* Two Stylish Bathrooms \*\* High-Quality Finishes Throughout \*\* Spacious Open-Plan Kitchen & Dining Room \*\* Two Additional Reception Rooms \*\* Detached Garage with Power & Storage \*\*** A stunning four-bedroom detached family home in the heart of Bidford-on-Avon. Boasting a bright, spacious living room, full-width kitchen/dining with granite surfaces and French doors to a sunny south-facing garden, plus a separate study and utility/WC. Upstairs, the principal bedroom features a modern en-suite, with three further bedrooms and a stylish family bathroom. Outside, enjoy driveway parking with an electric car charging point, detached garage, and professionally landscaped gardens — all within easy reach of local shops, schools, and riverside walks. Elegance, space, and village charm combined.



This beautifully presented four-bedroom detached home combines elegant design, generous proportions, and high-quality finishes throughout, ideal for family life.

On approach the driveway provides ample off-road parking, benefits from an electric car charging point, and leads to a detached garage fitted with power, lighting, and useful overhead storage. A neatly landscaped front garden and paved pathway lead to the front entrance, setting the tone for the well-maintained accommodation within.

The welcoming hallway gives access to a bright and spacious living room with a feature bay window. The heart of the home is the impressive kitchen/dining room - extending the full width of the home, this open-plan space features granite work surfaces, integrated appliances, and French doors opening directly onto the garden. There is also a separate study, ideal for home working or use as a playroom, and a useful WC/utility room providing additional practicality.

Upstairs, the property offers four well-proportioned bedrooms, including a principal bedroom with fitted wardrobes and a modern en-suite. The remaining bedrooms are served by a stylish family bathroom, and the landing provides access to the loft and a built-in storage cupboard.

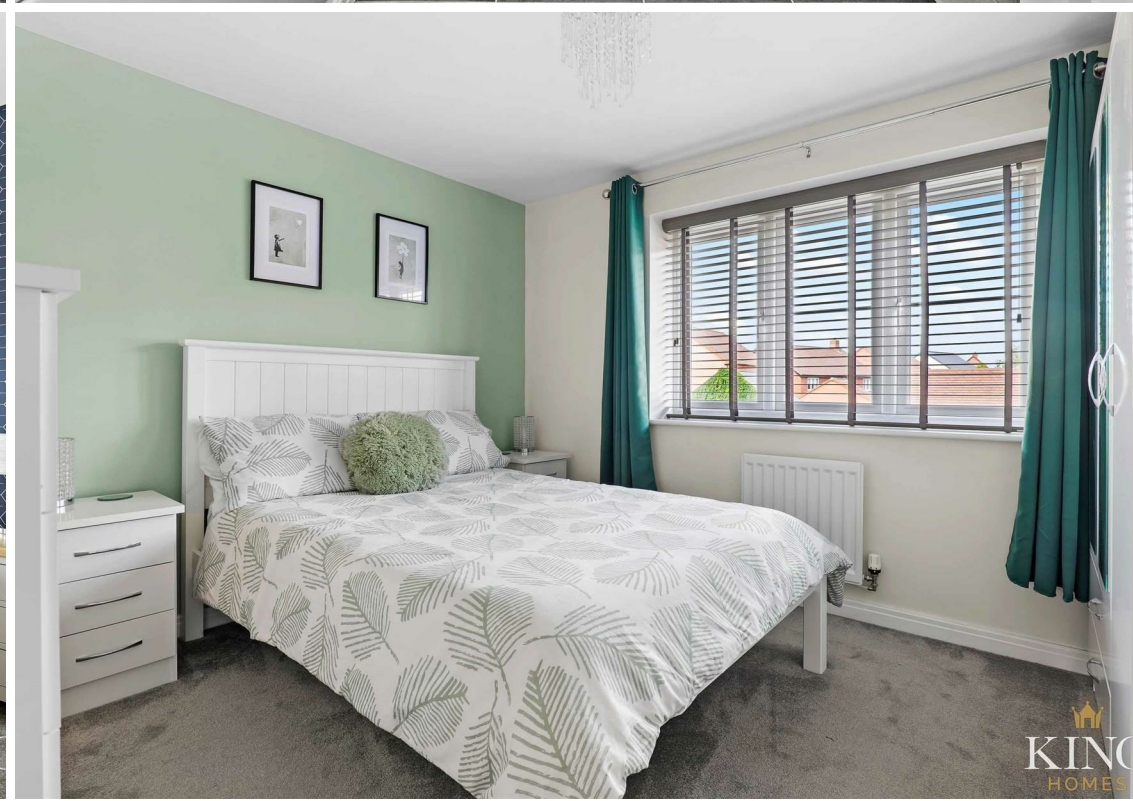
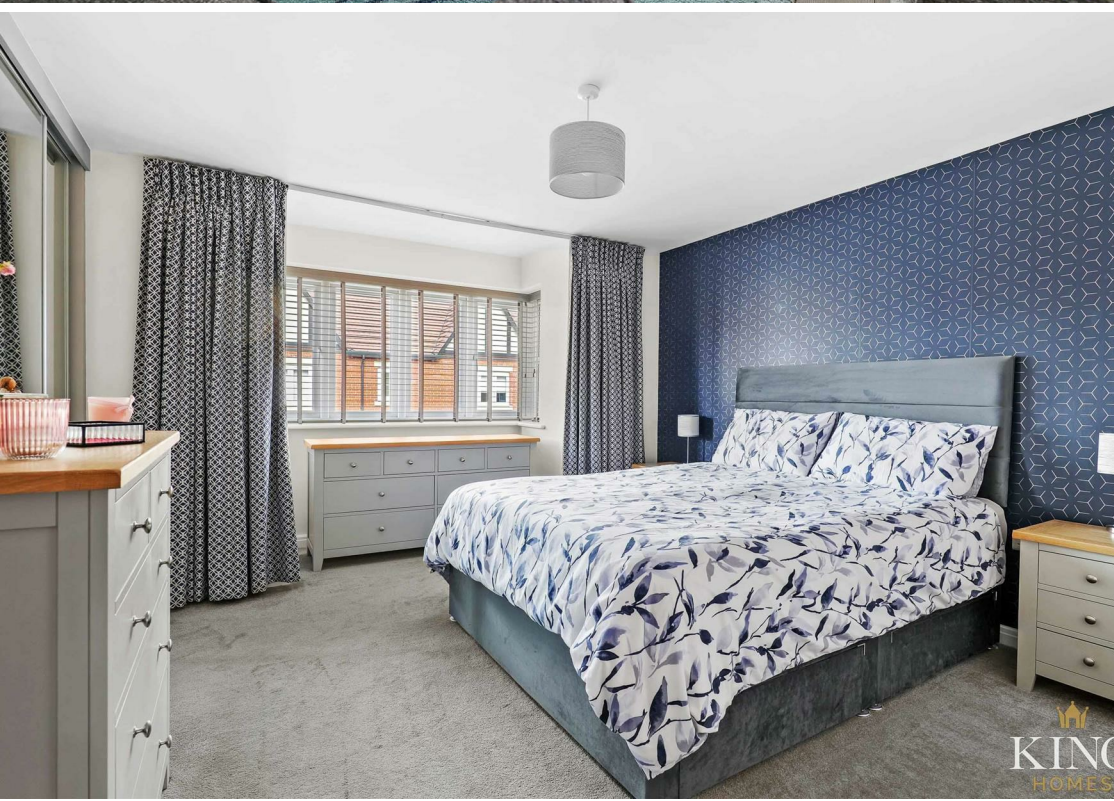
The rear garden has been professionally landscaped with a generous patio area and a neatly maintained lawn, all enjoying a sunny south-facing aspect — perfect for relaxing or entertaining.

Located in the sought-after village of Bidford-on-Avon, the property is within easy reach of local shops, schools, and riverside walks, as well as excellent transport links to Stratford-upon-Avon, Evesham, and surrounding areas.

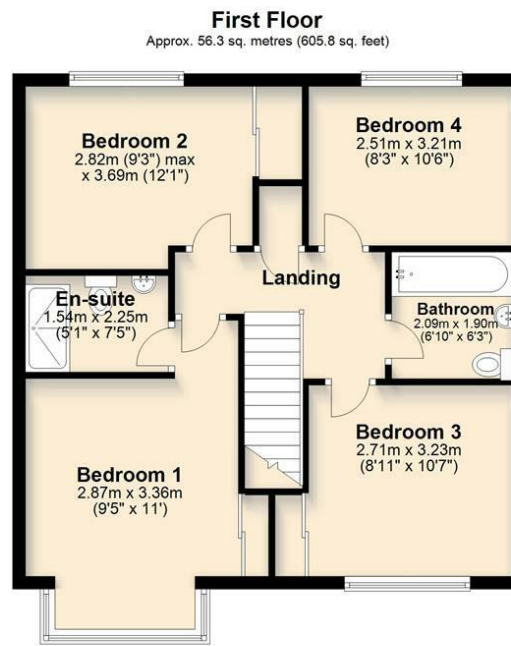
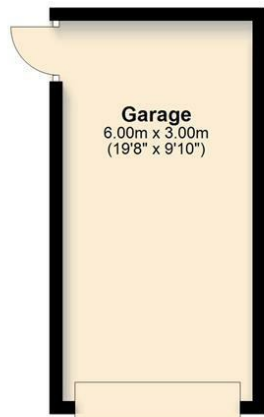
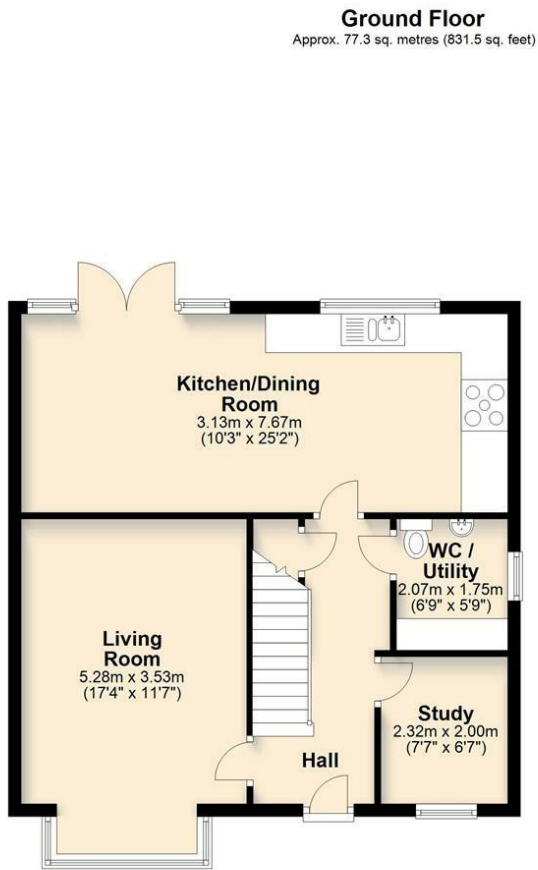
A superb opportunity to acquire a beautifully appointed family home offering comfort, quality, and a desirable village location.

|                     |                               |
|---------------------|-------------------------------|
| Hall                |                               |
| Kitchen/Dining Room | 10'3" x 25'1" (3.13m x 7.67m) |
| W.C/Utility         | 6'9" x 5'8" (2.07m x 1.75m)   |
| Living Room         | 17'3" x 11'6" (5.28m x 3.53m) |

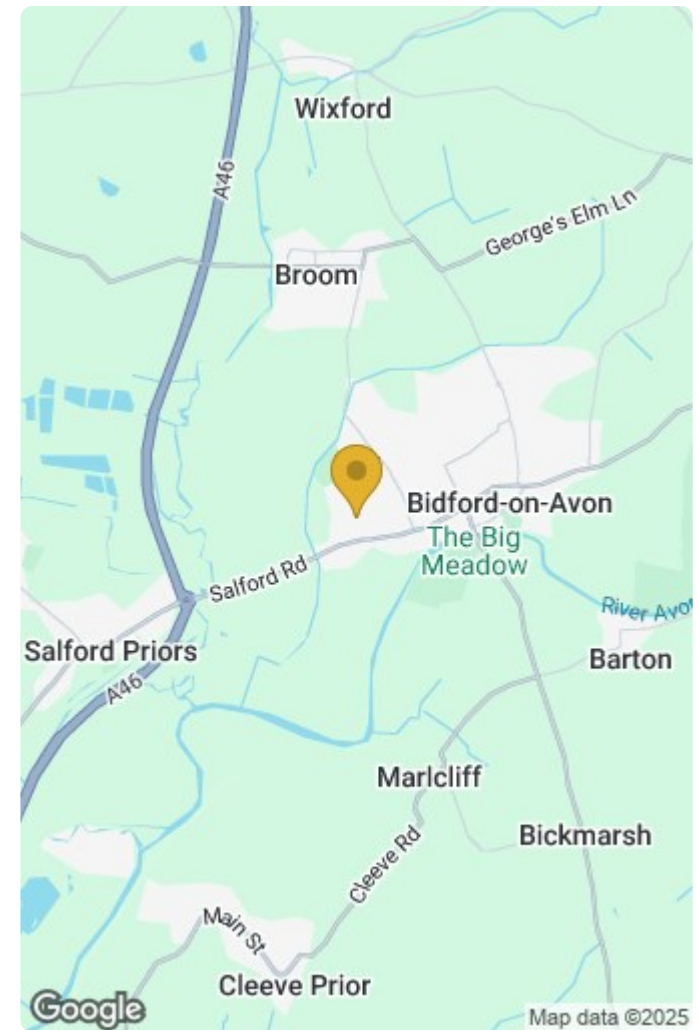
|           |                               |
|-----------|-------------------------------|
| Study     | 7'7" x 6'6" (2.32m x 2.00m)   |
| Landing   |                               |
| Bedroom 1 | 9'4" x 11'0" (2.87m x 3.36m)  |
| En-suite  | 5'0" x 7'4" (1.54m x 2.25m)   |
| Bedroom 2 | 9'3" x 12'1" (2.82m x 3.69m)  |
| Bedroom 3 | 8'10" x 10'7" (2.71m x 3.23m) |
| Bedroom 4 | 8'2" x 10'6" (2.51m x 3.21m)  |
| Bathroom  |                               |
| Garage    |                               |







Total area: approx. 133.5 sq. metres (1437.3 sq. feet)



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>94</b> |
| (81-91) <b>B</b>                            | <b>85</b>               |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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