



Court Way, Bidford-On-Avon, B50 4BN

£250,000

  
**KING**  
HOMES



King Homes are pleased to present this spacious 3 bedroom link-detached family home being ideally located for access to local shops, services and primary school. Accommodation in brief includes: Reception hallway, lounge, separate dining room, kitchen, first floor landing, three bedrooms, family bathroom, gardens to front and rear, driveway parking for two vehicles and side garage. Benefitting from upvc double glazing and gas fired central heating. We would recommend an early viewing to avoid missing out on this fantastic home.



### Access

Access to the property is gained via a hardstanding driveway providing parking space for two cars and leading to the recessed open reception porch with upvc double glazed front entrance door opening into the:

### Reception Hallway

With wood effect laminate flooring, upvc double glazed opaque panel to the front aspect, single radiator, understairs storage cupboard. Stairs rising to the first floor landing and doors off to lounge and kitchen.

### Lounge

16'0" max to bay x 10'9" (4.9m max to bay x 3.28m)

With upvc double glazed square bay window overlooking the front garden, double and single radiators, TV and telephone points, opening leading to dining room.

### Dining Room

9'1" x 8'7" (2.79m x 2.62m)

With wood effect laminate flooring, wall mounted radiator and upvc double-glazed double doors opening out to the rear garden. Door open to the kitchen.

### Kitchen

9'1" x 7'8" (2.77m x 2.36m)

Having a range of matching eye and base level units to include granite effect work surfaces with splashback tiling, one and a half drainer sink unit with mixer tap, built in four ring gas hob with built in oven below and extractor hood above. Ceiling spotlights, feature wood effect laminate flooring, upvc double glazed window overlooking the rear garden, double radiator and integral door into the garage.

### First Floor Landing

With loft access, upvc double-glazed oval opaque window to the side elevation, built in airing cupboard and doors off to bedrooms and bathroom.

### Master Bedroom 11'3" x 10'4" (max) (3.43m x 3.15m (max))

With upvc double-glazed window to front aspect, single radiator.

### Bedroom Two

11'1" x 8'7" extending to 10'9" (3.4m x 2.64m extending to 3.28m )

Upvc double-glazed window overlooking the rear garden, single radiator.

### Bedroom Three

8'0" x 6'0" (2.46m x 1.85m )

Upvc double-glazed window overlooking the rear garden and single radiator.

### Family Bathroom

Comprising a matching white suite with low flush WC, pedestal wash hand basin and panelled bath with splashback tiling and wall mounted shower attachment. Single radiator and upvc double-glazed opaque window to the front aspect.

### Outside

#### Front

There is a driveway providing parking space for two cars plus plus a large lawned garden area, gated side entrance and up and over door into the side garage.

#### Rear Garden

There is a raised timber decked area, water tap, shaped laid to lawn garden, circular sun patio, border with slate chippings and herbaceous plants and shrubs.

#### Side Garage

20'0" x 7'6" (6.12m x 2.31m )

With up and over door, rear door giving access to the rear garden, power and light points, storage space into roof and space and plumbing for washing machine.

### Viewings

Viewings are by appointment only. Please contact King Homes today to arrange your viewing.

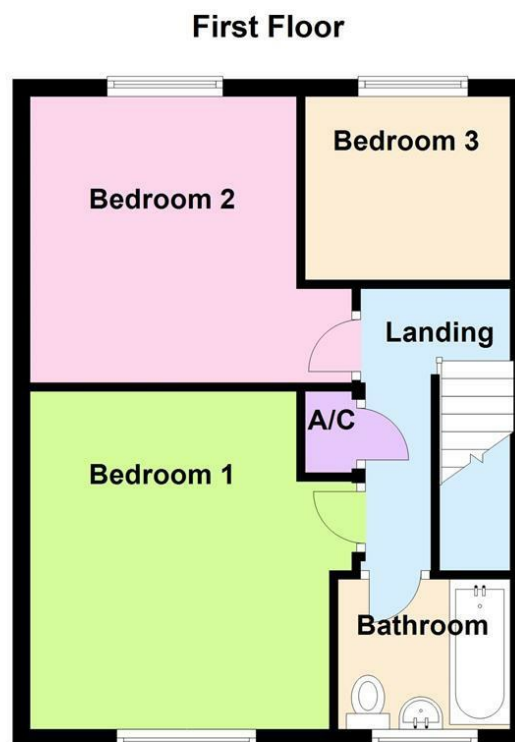
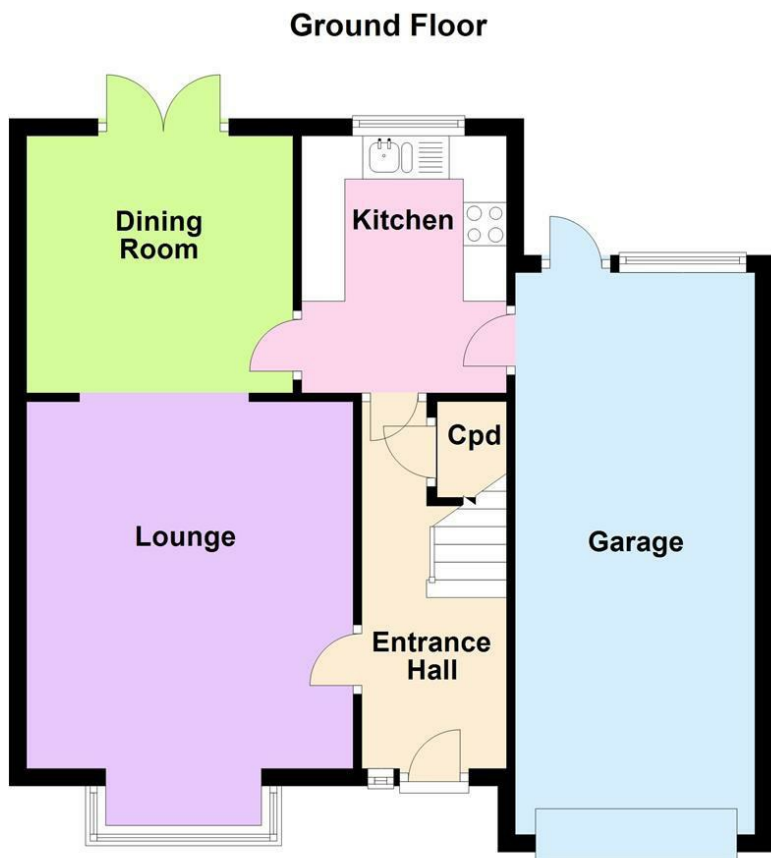












| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (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 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 |           |