



Copenhagen Way, Bidford-On-Avon, B50 4FY

£255,000



KING
HOMES

Nearly New Value For Money A large and modern 5 year old three bedroom semi-detached property with master en-suite and large rear garden situated on this small and exclusive development in Bidford-On-Avon. This property benefits from being fully double-glazed and gas centrally heated throughout with dual zoned heating thermostats meaning you can heat the ground and first floors separately. Accommodation in brief comprises of an entrance hall, downstairs W.C, lounge, kitchen dining room, under-stairs storage, first floor landing, master bedroom with fitted cupboards/wardrobes and with large en-suite shower room, two further bedrooms, a modern bathroom and nice size fully enclosed rear garden. With off road parking for two plus vehicles directly to the side and with three solar panels on the roof owned outright, currently saving the owners approx £200 per year. Still under NHBC Warranties and just 5 years old. *VIEWING RECOMMENDED*



Approach

A paved walkway with landscaped frontage with hedging and bark leads to the front storm canopy and doorway of this lovely 3 bedroom semi-detached recently built family home.

Entrance Hallway

A spacious entrance hallway with ceramic polished tiles, ceiling spotlights, wall mounted radiator, telephone point, double socket point and doors leading off to the lounge, the downstairs W.C, under-stairs storage and kitchen diner and with a carpeted stairway leading up to the first floor landing.

Downstairs W.C

5'6" x 3'5" (1.68m x 1.05m)

A large downstairs W.C with plumbing for future wet/shower room conversion if ever required. With polished floor tiles, W.C, corner pedestal wash hand basin with tiled splash backs, single wall hung radiator, obscure double-glazed window to front elevation and coat rail.

Lounge

13'11" x 10'7" (4.26m x 3.25m)

A well-proportioned, carpeted living space with a UPVC double-glazed window to front aspect. With three double wall sockets, TV point, telephone point, ceiling light and wall mounted radiator.

Kitchen Area

14'10" x 9'9" (4.53m x 2.98m)

This open plan kitchen space has a range of matching wall and base units with worktop over, incorporating a one and a half bowl sink with drainer and tap, with integral electric single oven, four burner gas hob with stainless extractor fan hood over with stainless splash back. With ample space for large upright fridge freezer and integrated dishwasher and washing machine. With a wall mounted combination boiler, tiled flooring, ceiling spotlights, UPVC double glazed window to rear aspect.

Dining Area

9'4" x 8'7" (2.87m x 2.62m)

An open plan dining space with UPVC double-glazed French doors to the rear garden and a large space for a dining table and chairs, with a feature light over.

Storage Cupboard

A nice handy storage cupboard under the stairs.

First Floor Landing

Carpeted stairway with balustrade and hand rail leads to the first-floor landing, with a loft hatch, the loft is mostly boarded

and insulated. The landing features plug sockets and ceiling light, and has doors leading off to the three bedrooms, the family bathroom and storage cupboard.

Master Bedroom

11'6" (max) x 8'9" (3.52m (max) x 2.67m)

A carpeted double bedroom with a UPVC double-glazed window to rear aspect, fitted double width mirror fronted sliding cupboards/wardrobes, with ceiling light, wall mounted radiator, three double sockets and TV point, wall mounted central heating thermostat, with dual zone settings so you can heat either floors separately. Doorway to ensuite

Master En-Suite

10'0" x 4'0" (3.06m x 1.22m)

With a tiled floor and featuring a one and a half width walk in shower with chrome effect power shower, w.c, wash hand basin with tiled splash-back, wall mounted illuminated mirror, wall mounted radiator, extractor fan and opaque UPVC double-glazed window to side aspect.



Bedroom Two

10'0" x 8'9" (3.06m x 2.69m)

A carpeted bedroom with a UPVC double-glazed window to front aspect, wall mounted radiator, ceiling light, sockets and TV point.



Bedroom Three

9'8" (max) x 7'10" (2.95m (max) x 2.40m)

A carpeted bedroom with UPVC double-glazed window to rear aspect, wall sockets, ceiling light and wall mounted radiator.

Family Bathroom

9'8" (max) x 5'6" (2.95m (max) x 1.70m)

A modern bathroom with tiled floor and panelled bath, with shower attachment over and with partly tiled walls, W.C, pedestal wash hand basin with chrome mixer tap and tiled splash-backs, obscure UPVC double-glazed window to front aspect, wall hung radiator, extractor fan and ceiling light.

Outside

Front

To the front of the property a landscaped front garden area with hedging and bark with a paved walkway that leads to the front door. With a driveway to the side which will comfortably park 2 vehicles with a gate leading to the rear.

Rear

To the rear there is a fully enclosed by fence garden which is a nice size and mainly laid with lawn with a patio area with wooden sleepers dividing the two areas. The shed will be left. There is also an outside tap.

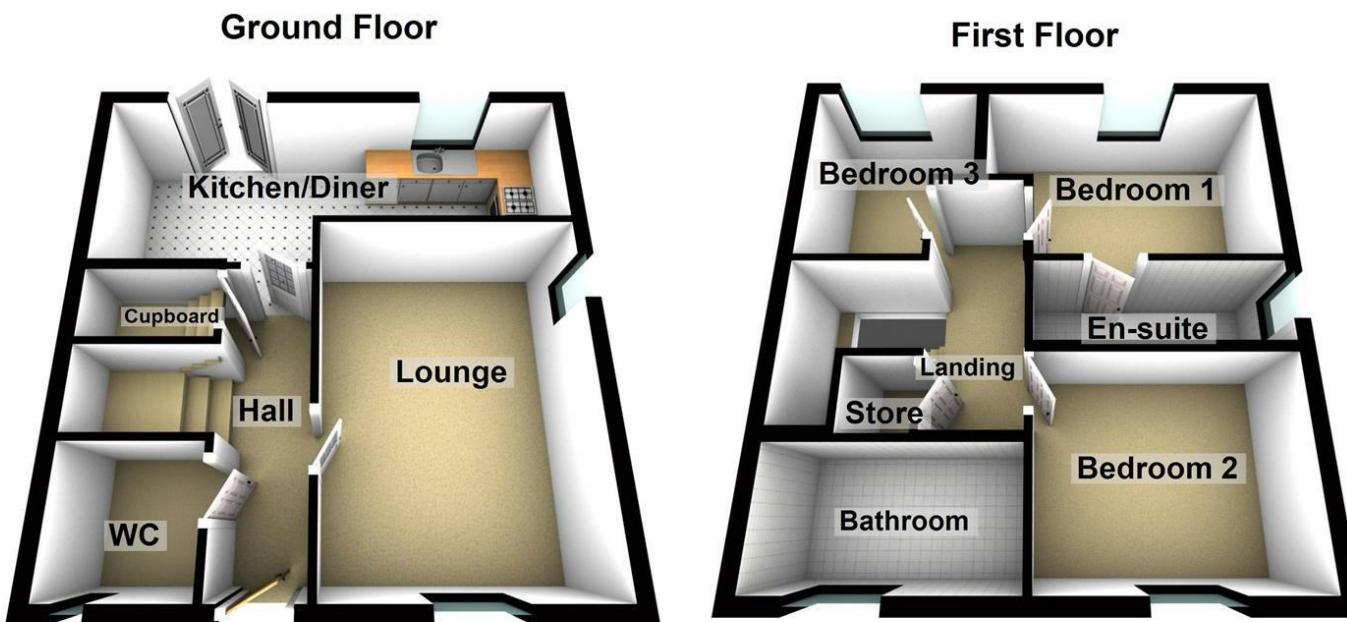
Viewings

Viewings are by appointment only.

Please call King Homes 01527 908694 or 01789 608111







Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	87	88	(92 plus) A	89	91
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			EU Directive 2002/91/EC		