



Peter Clarke

18 Dugdale Avenue, Bidford-on-Avon, Alcester, B50 4QE

18 Dugdale Avenue Bidford



Total Area: 162.0 m<sup>2</sup> ... 1743 ft<sup>2</sup>

All measurements are approximate and for display purposes only



- Beautifully presented
- Quiet position towards the end of the cul de sac
- Very attractive, mature gardens
- Hall and cloakroom
- Two sitting areas, kitchen/breakfast room, dining room, utility
- Four double bedrooms, refitted bathroom and en suite
- Ample parking, garage and attractive private rear garden



£485,000

Situated in a quiet cul de sac position and on a good sized plot with very attractive gardens, is this four double bedroomed detached residence. Two sitting areas, dining room, kitchen/breakfast room, utility, refitted bathroom and en suite, garage and double width parking for four cars. Attractive front garden and attractive private garden to rear.

### ACCOMMODATION

A front door leads to

### ENTRANCE HALL

with tiled floor

### CLOAKROOM

with wc and wash basin, tiled splashbacks

### SITTING ROOM

with brick fireplace, coal effect gas fire, bay window to front, opening to second sitting area with French doors to rear.

### DINING ROOM

with tiled floor, double doors to kitchen/breakfast room.

### KITCHEN/BREAKFAST ROOM

with ceramic one and a half bowl sink with drainer, cupboards below, further cupboards and work surface, four ring gas hob with built in oven and grill, space and plumbing for dishwasher, space for fridge, glass fronted display cabinets, tiled floor, understairs storage cupboard.

### UTILITY ROOM

with single bowl, single drainer sink unit with taps over and cupboards beneath, space and plumbing for washing machine, space for dryer, tiled splashbacks, tiled floor, space for fridge freezer.

### FIRST FLOOR LANDING

with access to roof space, airing cupboard

### MAIN BEDROOM

### REFITTED EN SUITE

with wc, wash basin, shower cubicle, tiled splashbacks, chrome heated towel rail.

### BEDROOM TWO

### BEDROOM THREE

### BEDROOM FOUR

### REFITTED BATHROOM

with wc, wash basin with cupboards below and P shaped bath with curved shower screen, chrome heated towel rail, tiled walls.







## OUTSIDE

to the front there is tarmacadamed off road parking for four vehicles, attractive lawned front garden with mature trees, hedging and planted borders. Garage with up and over door to front, power and light, pedestrian door to rear, Worcester gas heating boiler. Gated access to side leading to

## ATTRACTIVE AND PRIVATE REAR GARDEN

with stone gravelled seating area, lawn, mature evergreen, shrub and perennial planted borders. Further seating area, lean-to shed to side of property. The garden is enclosed by wood fencing.

## GENERAL INFORMATION

**TENURE:** The property is understood to be freehold although we have not seen evidence. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas heating to radiators.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band E.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** D. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.



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# Peter Clarke



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