

**41 Shield Way  
Bidford-On-Avon, B50 4HA**

**£540,000**

**\*\*Video Tour Available\*\*** GIA 2299 Sq.Ft Approx. King Homes are happy to bring to the market this impressive executive style, five bedroom, three bathroom, immaculate family home located in the stunning village of Bidford-On-Avon. The Village itself offers beauty and convenience in a balanced location making it great for family and 'down time', as well as being well connected for motorways and commuting. The River Avon being the main attraction, harbours stunning recreational space surrounding it, as well as shops and amenities for everything that you need.

This stunning home offers spacious living accommodation throughout, evident immediately at the entrance hall, the open plan feel breezes nicely between the spacious rooms and welcoming landings. Every piece of space has been conveniently utilised.

The property is finished to an exceptionally high standard. The versatile accommodation in brief, features:- reception hall, cloakroom/utility room, lounge with bi-folding doors, upgraded log burner stove and fitted furniture, dining room, study, open plan family dining kitchen with integrated Bosch appliances with bi-folding doors, landing, master bedroom with fitted wardrobes, en-suite bathroom, bedroom two with built in wardrobe and en-suite Shower Room, Three Further Bedrooms, Family Bathroom, sunny aspect large rear garden, double garage and off road parking for four plus vehicles.

## **Bidford On Avon**

Historically an Anglo Saxon village, Bidford on Avon has been attractive to settlers since the 6th Century. In modern times, the river and developing village is still bringing settlers as far as Birmingham and beyond, into the picturesque village, acquainting you with all a growing village has to offer. The area is served by well-regarded schooling for all ages, and benefits from excellent transport links to include the A435 the M40 and M42 motorway networks. With Stratford Upon Avon and Evesham train stations nearby with mainline services to Birmingham and London Euston in under an hour.

## **Approach**

A double garage and tarmac drive, and side access leading to the back garden to the side of the property. Two -tone gravel, features nicely outside of the front door.

## **Entrance**

Entrance to this stunning home is gained via a upvc double glazed front door with slabs and two-tone gravel either side.

## **Entrance Hallway**

A UPVC double glazed door leads into a spacious and sizeable entrance hallway featuring tiled flooring, ceiling light, radiator, smoke alarm and carpeted stairs leading up to the first floor with storage cupboard and half door underneath, leading to the;

## **Sitting Room**

18'10 x 14'5 (5.74m x 4.39m)

A beautifully appointed, well proportioned, spacious and carpeted sitting room which features large bifolding doors to the rear elevation which opens up to the large rear garden.

## **Kitchen Family Area**

18'10 x 16'1 (5.74m x 4.90m)

The heart of the home, a spacious and stylish kitchen family area with ceiling lights and tiled floor and having a range of matching white wall and base units with wooden top work surface over incorporating one and a half bowl sink with drainer and mixer tap, Integrated BOSCH five ring gas hob with stainless BOSCH extractor fan hood over, integrated high height double BOSCH ovens, integral dishwasher. Double glazed window to side aspect, and a large family area to the rear with an additional set of bi- fold double glazed doors which lead to the rear patio area

## **Snug**

12'3" x 9'10" (3.73m x 3.00m)

A nice size carpeted room currently being used as another sitting room, would make a perfect place for entertaining guests, featuring a lovely double glazed bay window to the front aspect which brings in lots of light, wall hung radiator and ceiling lights.

## **Study**

10'7 x 6'2 (3.23m x 1.88m)

A carpeted study featuring another sizeable double-glazed bay window to front aspect, with a wall hung radiator and ceiling light. This is a perfect place for those who work from home, or for children to do their homework.

## **Cloakroom and Utility**

Tiled floor, With W.C, pedestal wash hand basin, part tiled walls, heated chrome towel rail, double-glazed obscure window to side aspect, A useful utility area with built in washer/dryer with wood work surface over and matching white cupboard under, matching wall unit housing thePotterton boiler.

## **First Floor Landing**

Carpeted stairs lead off the hallway to the first floor landing, having a loft hatch and storage cupboard with a wall hung radiator, ceiling light and a double glazed window to front aspect.

## **Master Bedroom**

15'3 x 12'2 (4.65m x 3.71m)

A substantial carpeted master bedroom with a double glazed window to the rear aspect overlooking the gardens, having fitted wardrobes with hanging rails and shelving, wall hung radiator and ceiling light. Doorway leads to;

## **Master En-Suite**

7'2" x 5'0" (max) (2.19m x 1.53m (max))

A beautifully appointed master en -suite with shower cubicle, W.C, wash hand basin, part tiled walls, heated chrome towel rail, extractor fan, tiled floors, spotlights and double glazed obscure window to side aspect.

## **Bedroom Two**

10'4" x 12'0" (3.17m x 3.66m )

Carpeted with a double glazed window to front aspect, wall mounted radiator, ceiling light, wall plugs, light switch, telephone and tv point, and a separate door leading to;

## **Guest En-Suite**

6'8" x 4'10" (max) (2.05m x 1.49m (max))

Having a walk in shower cubicle, wc, pedestal wash hand basin, tiled flooring and part tiled walls, with an extractor fan and ceiling spotlights, heated chrome towel rail.

## **Bedroom Three**

10'9 x 9'11 (3.28m x 3.02m)

A carpeted double bedroom with a double-glazed window to rear aspect overlooking the rear garden, wall mounted radiator and ceiling light

## **Bedroom Four**

10'1 x 9'10 (3.07m x 3.00m)

Carpeted double bedroom with a double glazed window to the rear aspect and wall mounted radiator

## **Bedroom Five**

14'7 x 8'3 (4.45m x 2.51m)

Carpeted with built in wardrobes with mirrored sliding doors, double glazed window to rear aspect, wall hung radiator, ceiling light

## **Family Bathroom**

Panelled bath with chrome shower attachment over , walk in shower, pedestal wash hand basin, W.C, heated chrome towel rail, tiled flooring, part tiled walls, extractor fan,

## **Outside**

To the front a tarmac double driveway gives comfortable off-road parking for 4 Vehicles with a detached double garage to the rear, side gate, nicely landscaped lawn and patio areas to the front.

A gated side access leads to the rear garden where an extended paved patio has been added creating a lovely area, with a large grass lawn, planted beds and panelled fence boundaries surrounding.

## **Detached Double Garage**

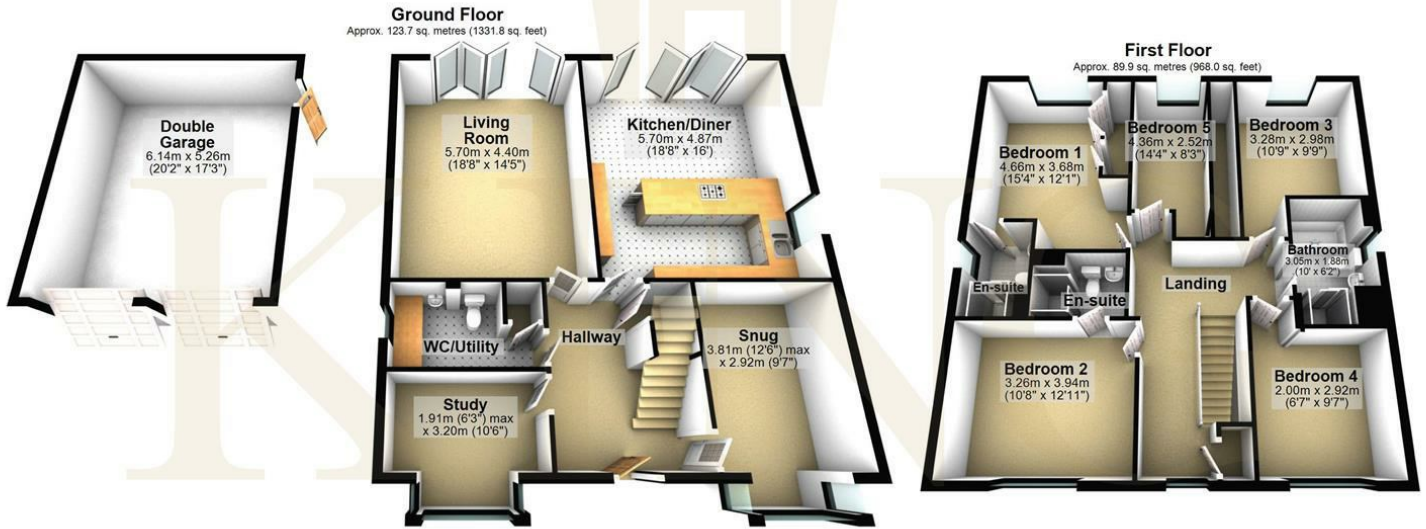
A high pitched double garage with up and over doors, power and light, part boarded, Door to rear.

## **Viewings**

Viewings are by appointment only.

Please call King Homes on 01527 908694 or 01789 608111





HOMES

Total area: approx. 213.7 sq. metres (2299.8 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		86	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			93
(81-91) B		86	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	