



Waterloo Road, Bidford-On-Avon, B50 4JH

Offers in excess of £425,000

  
**KING**  
HOMES

Located in the charming village of Bidford-On-Avon, this property is perfect for families looking for a spacious and modern home. The double garage and ample parking provide plenty of space for vehicles, while the corner position offers privacy and a sense of exclusivity.

The interior of the home is beautifully designed, with a spacious entrance hall leading to a convenient downstairs w.c, a stunning living room with french doors and a bay window, and a second reception room currently used as a play room. The open plan kitchen/dining room is the heart of the home, perfect for hosting gatherings and leads to a separate utility room, providing practicality and functionality.

Upstairs, the generously sized landing area flooded with natural light leads to the family bathroom and four well-appointed bedrooms that offer plenty of space for relaxation and privacy. The master bedroom features an en-suite shower facility, adding a touch of luxury to everyday living.

Outside the fully brick wall enclosed rear garden mostly laid to lawn is a peaceful retreat, perfect for enjoying the outdoors and entertaining guests and offers rear access to the driveway and detached double garage.

This property is well presented throughout, providing ready to move into accommodation. Early viewing is considered essential to fully appreciate the attractive village setting to all this property has to offer.

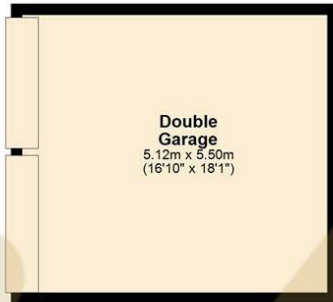


<b>Hall</b>	
<b>Living Room</b>	17'7" x 10'11" (5.36m x 3.35m)
<b>Play Room</b>	8'5" x 10'9" (2.58m x 3.30m)
<b>Kitchen</b>	21'10" x 10'1" (6.67m x 3.08m)
<b>Utility</b>	10'7" x 6'5" (3.23m x 1.96m)
<b>Landing</b>	
<b>Bedroom One</b>	17'8" x 11'0" (5.40m x 3.37m)
<b>En-Suite</b>	5'3" x 8'8" (1.62m x 2.66m)
<b>Bedroom Two</b>	13'4" x 9'1" (4.07m x 2.77m)
<b>Bedroom Three</b>	9'3" x 10'1" (2.84m x 3.08m)
<b>Bedroom Four</b>	8'0" x 10'1" (2.45m x 3.08m)
<b>Bathroom</b>	8'0" x 6'6" (2.46m x 1.99m)
<b>Double Garage</b>	16'9" x 18'0" (5.12m x 5.50m)

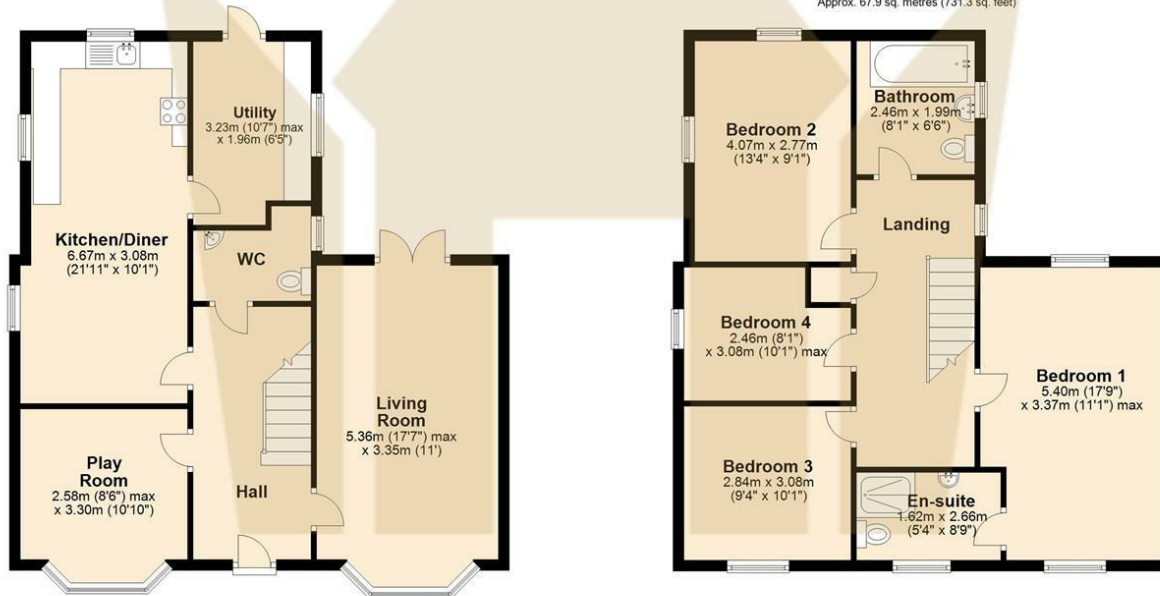




**Ground Floor**  
Approx. 96.6 sq. metres (1039.3 sq. feet)



**First Floor**  
Approx. 67.9 sq. metres (731.3 sq. feet)



Total area: approx. 164.5 sq. metres (1770.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		88	88
(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			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	