



Bramley Way, Alcester, B50 4QG

Offers in excess of £450,000


KING
HOMES

Nestled in the picturesque village of Bidford-on-Avon, this beautifully presented four-bedroom detached home offers contemporary family living with a touch of luxury. Upon entering, you're welcomed by a spacious hallway, leading to a convenient cloakroom and a bright, open-plan kitchen diner. The modern kitchen is the heart of the home, complete with sleek finishes and bi-fold doors that open seamlessly onto the garden, perfect for entertaining or enjoying a summer breeze. Adjacent, a utility room offers additional practicality, while the separate lounge provides a cozy retreat for relaxation.

Upstairs, you'll find four well-proportioned bedrooms. The main bedroom boasts an en-suite, creating a private sanctuary, while the other three bedrooms share a stylish family bathroom.

The landscaped rear garden is laid to lawn, complemented by a large patio area ideal for alfresco dining. A converted garage provides additional flexible living space, perfect as an office or entertainment room, with its own set of bi-fold doors enhancing the flow to the outdoors. To the front, a driveway offers parking for two vehicles, completing this exceptional family home in a sought-after location.



Entrance Hallway

W/C

Living Room16'4" x 11'1" (5 x 3.4)

Kitchen10'5" x 10'0" (3.18 x 3.05)

Utility

Bedroom One9'3" x 11'1" (2.84 x 3.40)

Ensuite5'3" x 8'4" (1.61 x 2.55)

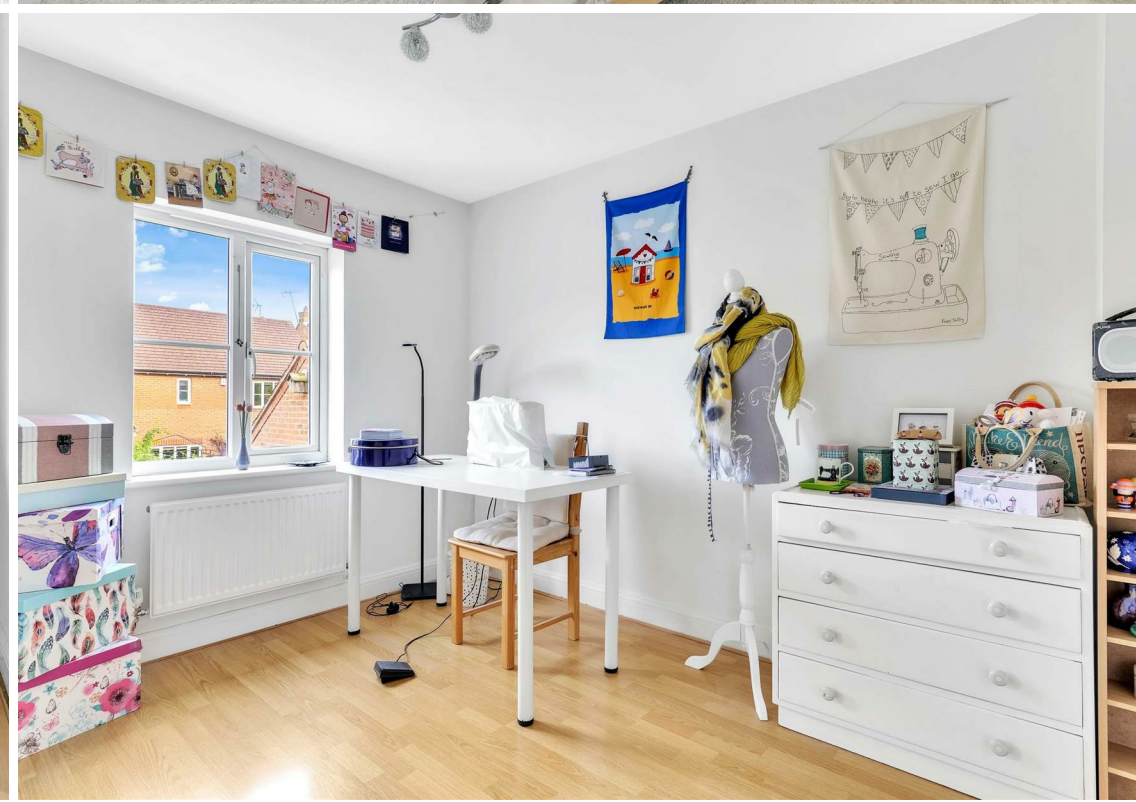
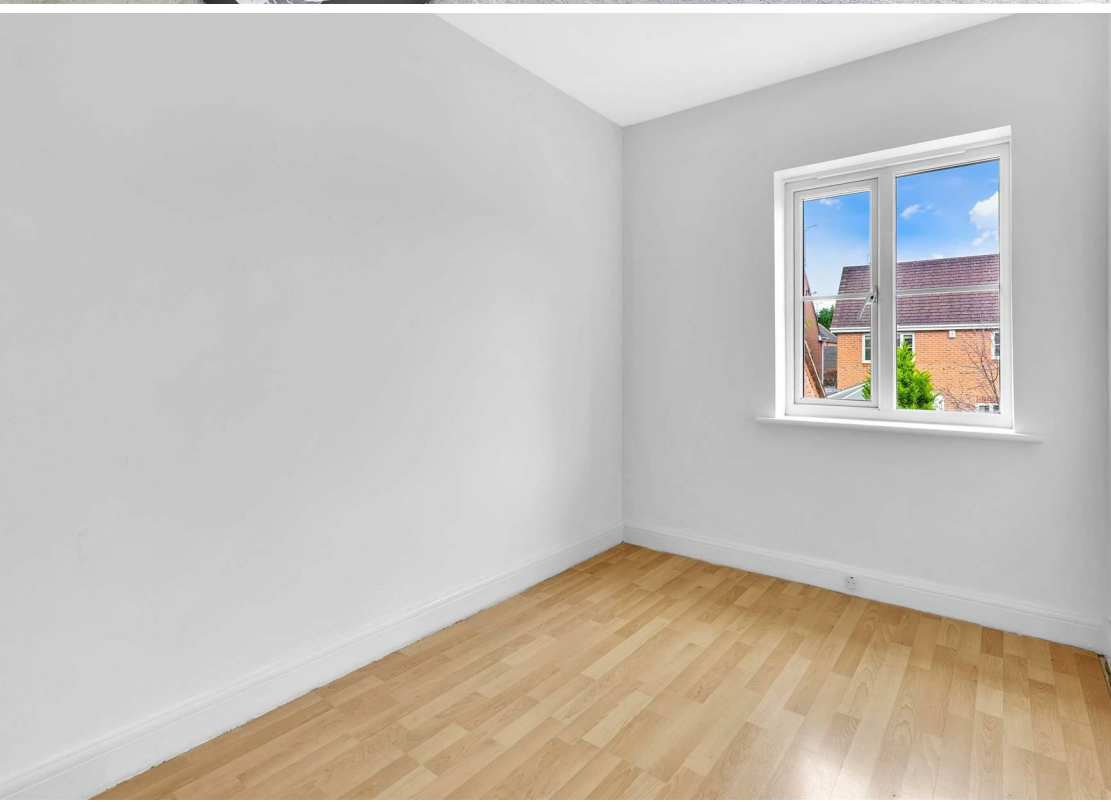
Bedroom Two8'9" x 10'0" (2.69 x 3.07)

Bedroom Three10'5" x 7'8" (3.20 x 2.35)

Bedroom Four10'2" x 6'3" (3.12 x 1.93)

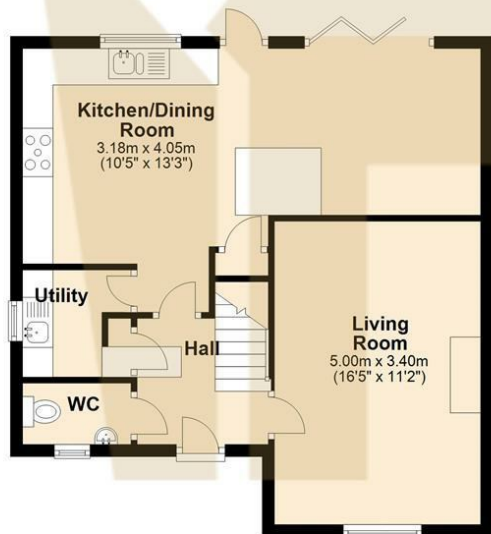
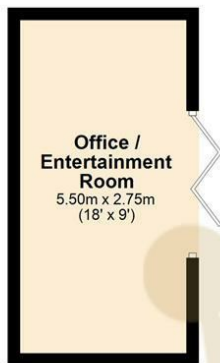
Bathroom6'5" x 8'7" (1.96 x 2.64)

Office/Entertainment room18'0" x 9'0" (5.50 x 2.75)

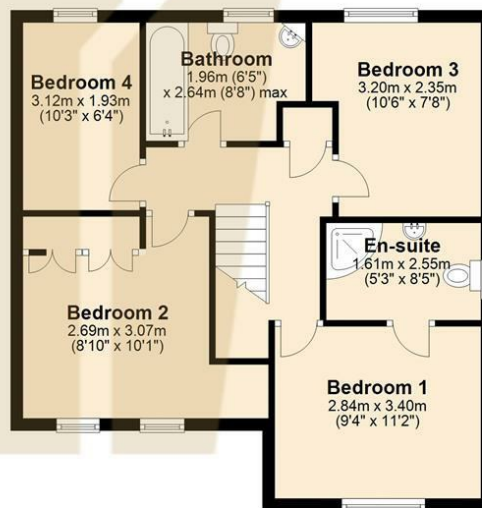




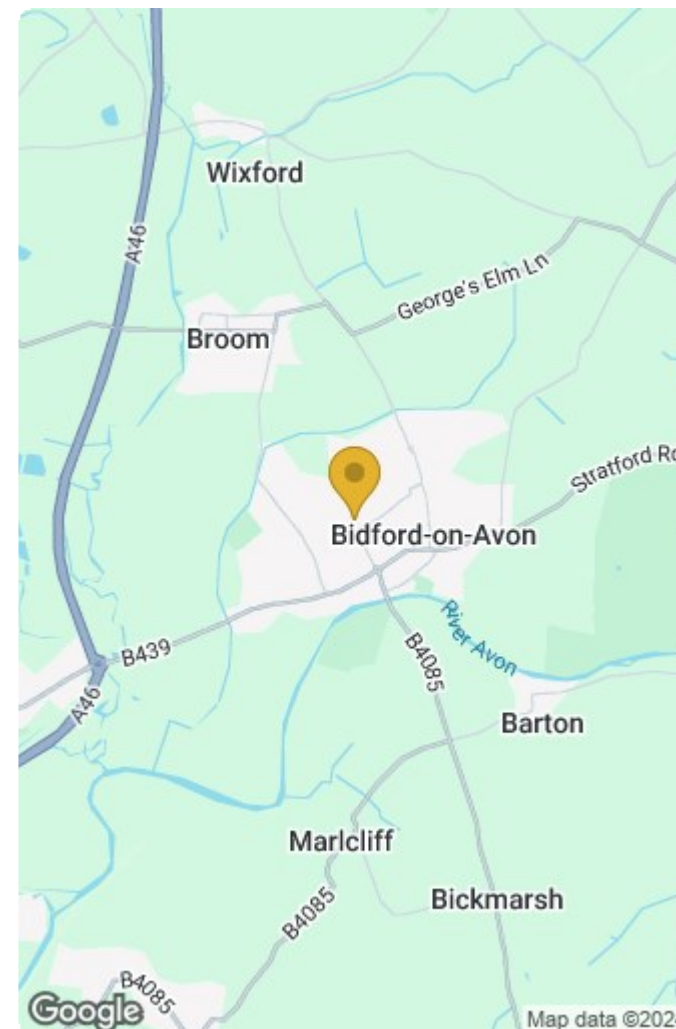
Ground Floor
Approx. 63.8 sq. metres (686.8 sq. feet)



First Floor
Approx. 53.3 sq. metres (574.1 sq. feet)



Total area: approx. 117.1 sq. metres (1260.9 sq. feet)



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