



Queen Elizabeth Way, Alcester, B50 4GN

Offers in excess of £365,000

**KING**
HOMES

Stunning Three-Bedroom Family Home in Exclusive Bidford-on-Avon Development

This beautifully presented, detached family home is located within a prestigious development in the sought-after village of Bidford-on-Avon. Offering a blend of modern style and functionality, the property is perfect for contemporary living.



The front of the home features a driveway with space for two vehicles, leading to a welcoming entrance hall with stairs to the first floor. Downstairs, a convenient W/C offers added practicality. The spacious, light-filled lounge boasts large windows to the front, creating an airy atmosphere, while a striking media wall with an electric feature fire adds a stylish focal point.

At the heart of the home is a high-spec kitchen/diner, ideal for both family meals and entertaining. The kitchen comes complete with built-in appliances, and a central island with breakfast bar seating makes for a great casual dining area. Bi-fold doors open up seamlessly to the private rear garden, offering an abundance of natural light.

Upstairs, you'll find three generously sized bedrooms, all of which feature fitted wardrobes for ample storage. The master suite is complemented by its own en suite, while a well-appointed family bathroom serves the other two bedrooms.

Externally, the private rear garden is predominantly laid to lawn, with a paved patio area and a stunning pergola with decking, providing the perfect spot for outdoor dining or relaxing.

With its contemporary design, prime location, and outstanding features, this home offers an exceptional opportunity for family living.

This home, built in 2018, is presented to the highest standard, offering a truly turn-key living experience. Early viewing is highly recommended to fully appreciate both the quality of the accommodation and the stunning setting it enjoys.

Hallway

W/C

Living Room	15'1" x 11'8" (4.60 x 3.58)
Kitchen/Dining room	12'0" x 19'11" (3.68 x 6.09)
Bedroom One	10'4" x 10'4" (3.16 x 3.16)
Ensuite	7'8" x 5'4" (2.35 x 1.64)

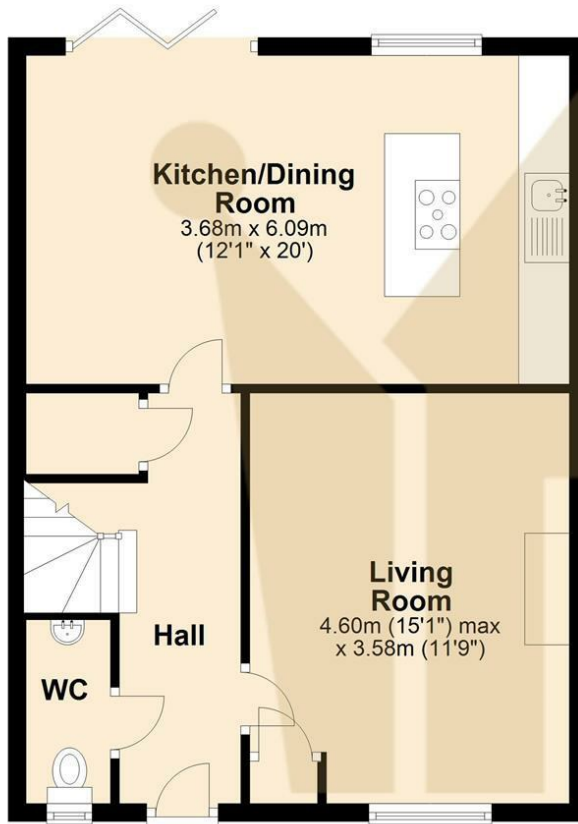
Bedroom Two	8'9" x 10'4" (2.67 x 3.16)
Bedroom Three	11'8" x 9'3" (3.58 x 2.83)
Bathroom	7'1" x 6'6" (2.17 x 2.00)





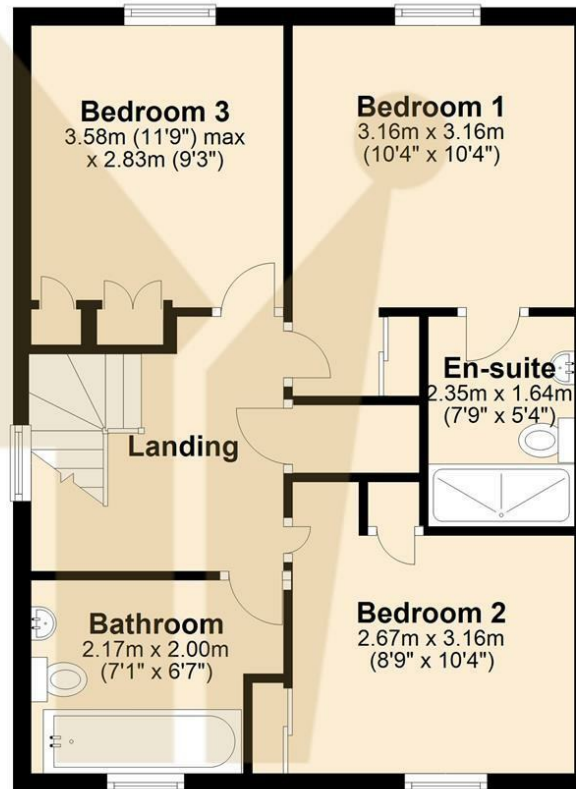
Ground Floor

Approx. 51.0 sq. metres (549.0 sq. feet)



First Floor

Approx. 51.0 sq. metres (549.0 sq. feet)



Total area: approx. 102.0 sq. metres (1098.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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	