



**Damson Way, Bidford-On-Avon, B50 4NB**

**Offers over £260,000**





Built in 2020, this beautifully presented two-bedroom semi-detached home is ideal for first-time buyers, downsizers, or investors alike. Boasting a private driveway to the side with space for two vehicles, the property offers both style and practicality in a sought-after residential location.



Upon entering, you are welcomed by a spacious entrance hallway that sets the tone for the rest of the home. The modern kitchen boasts a range of high-quality built-in appliances, complemented by elegant quartz work surfaces—ideal for both everyday living and entertaining.

The ground floor also benefits from a convenient cloakroom and a bright, airy lounge/diner featuring a stylish media wall with integrated storage cupboards, offering both functionality and a sleek focal point. Double doors open out to the rear garden, creating the perfect indoor-outdoor flow for entertaining or relaxing.

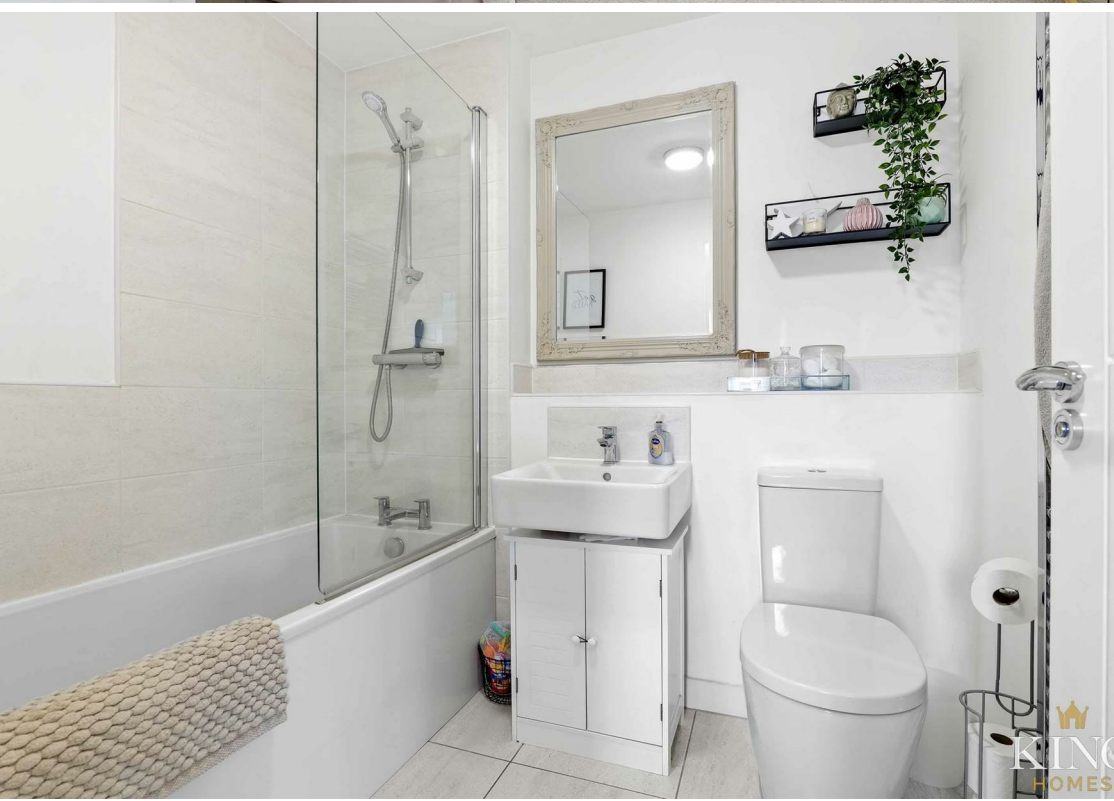
To the first floor there are two double bedrooms the second bedroom has a storage cupboard which houses the combi boiler and a family bathroom.

Externally, the southwest facing rear garden has been thoughtfully landscaped, offering two sandstone patio areas—one beautifully enhanced with a pergola—ideal for outdoor dining or relaxing in the sun. The rest of the garden is laid to lawn and includes a useful shed and gated access leading to the driveway.

A modern, well-maintained home that’s ready to move into—early viewing is highly recommended.

Hall	
Lounge / Dining Room	15'10" x 13'4" (4.84m x 4.08m)
Kitchen	11'6" x 6'5" (3.53m x 1.96m)
WC	
Landing	
Bedroom One	10'1" x 13'4" (3.08m x 4.08m)
Bedroom Two	9'8" x 13'4" (2.96m x 4.08m)
Bathroom	7'1" x 6'3" (2.16m x 1.91m)





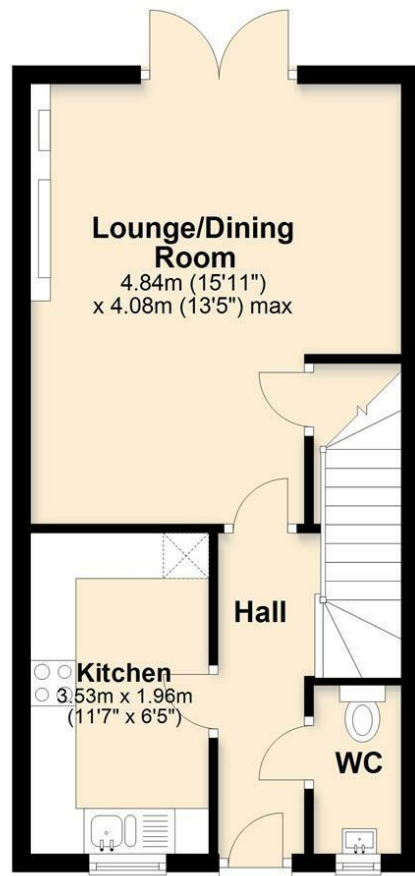






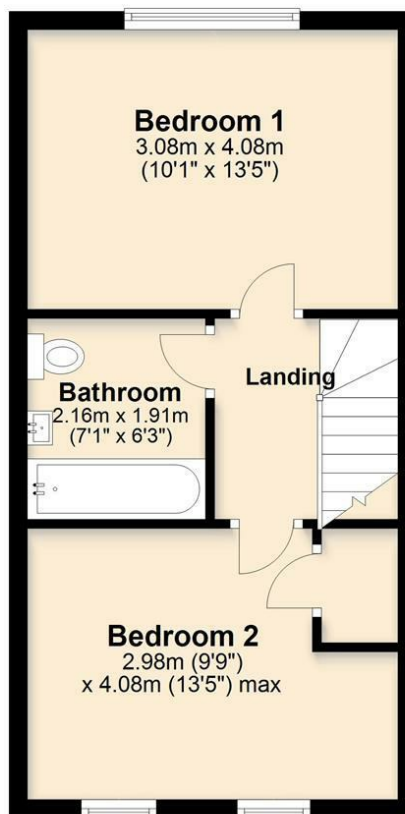
## Ground Floor

Approx. 34.5 sq. metres (371.9 sq. feet)

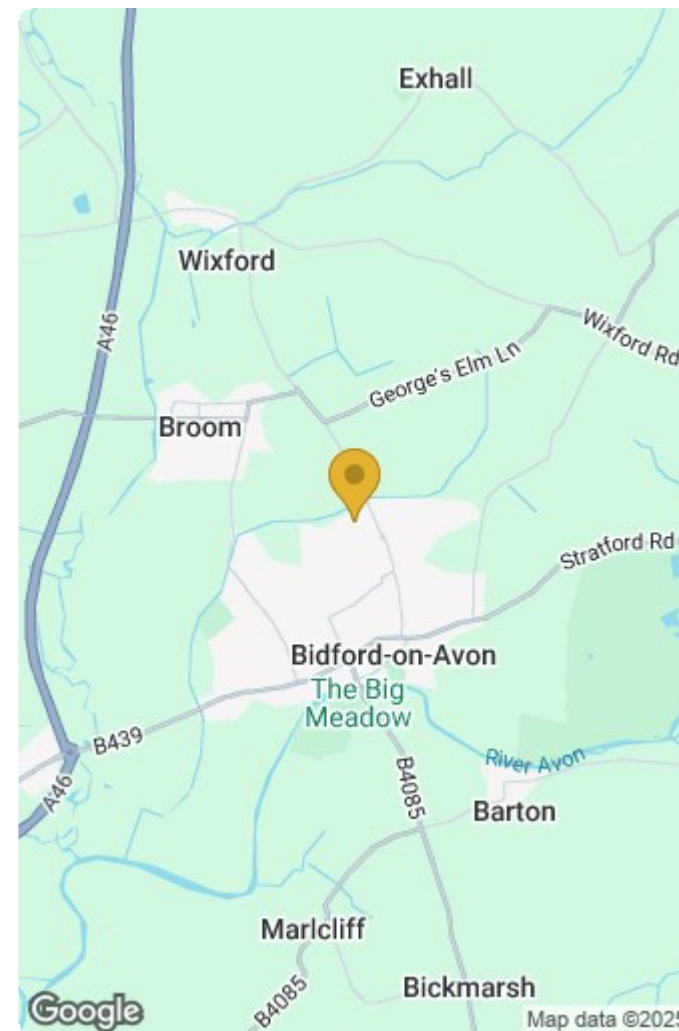


## First Floor

Approx. 34.3 sq. metres (369.7 sq. feet)



Total area: approx. 68.9 sq. metres (741.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>84</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		
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) <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		
England & Wales	EU Directive 2002/91/EC	