

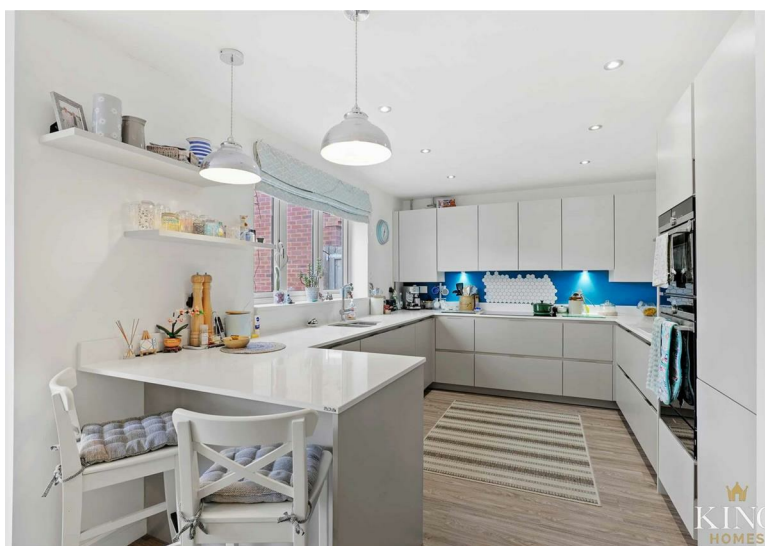


Queen Elizabeth Way, Bidford-On-Avon, B50 4GN

Guide price £500,000



**** VIDEO TOUR AVAILABLE ** High Specification ** Four large Double Bedrooms ** Detached Family Home **** Set on a generous corner plot, ample driveway parking, and a detached garage. The spacious interior includes a wide entrance hallway, a stunning open-plan kitchen/dining/family room with bi-fold doors and skylights, a separate lounge, a versatile study, and a downstairs W.C. Upstairs offers four double bedrooms, including a stylish en-suite to the main, and a luxurious family bathroom. The private rear garden boasts a paved patio, manicured lawn, and a pergola-covered seating area, all enclosed by mature greenery—perfect for family living and entertaining.



A beautifully presented, high-specification four-bedroom detached family home, occupying a generous corner plot. The neatly maintained fore-garden features a pathway leading to the front door, while a block-paved driveway provides ample parking and leads to a detached garage.

A wide, welcoming hallway sets the tone for the rest of the home, with doors leading to various rooms including a generous storage cupboard, and stairs rising to the first floor.

At the heart of the home is the impressive kitchen/dining/family room. The fully equipped kitchen boasts an extensive range of neutral-toned cabinetry, ample worktop space, a breakfast bar, and high-end integrated appliances. There's plenty of space for a large dining table and additional furniture, making it perfect for both everyday living and entertaining. A window overlooks the rear garden, while bi-fold doors and skylights flood the space with natural light and offer seamless access to the garden.

Completing the downstairs accommodation is a separate lounge with a front-aspect window, a versatile study—ideal as a home office or playroom—and a convenient downstairs W.C.

To the first floor are four generously sized double bedrooms, one of which benefits from a stylish en-suite shower room. The main family bathroom is fitted with both a bath and a separate shower, finished to a high standard with quality fittings throughout

The rear garden is wonderfully private, featuring a paved patio, a manicured lawn, and an additional seating area beneath a pergola to the side of the property. Fully enclosed by fencing and mature greenery, it offers a tranquil and secure outdoor space ideal for relaxing or entertaining.

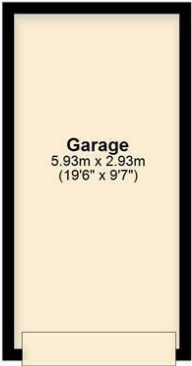
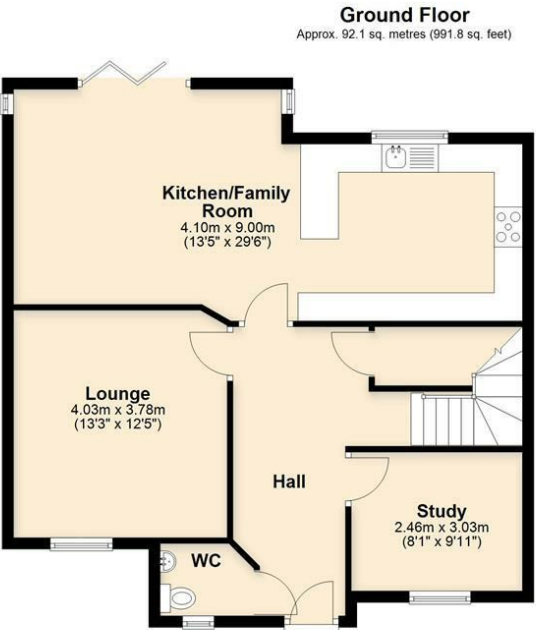
With its contemporary design, prime location, and outstanding features, this home presents an exceptional opportunity for family living.

Beautifully presented throughout, it offers a true turn-key experience. Early viewing is highly recommended to fully appreciate the quality of accommodation and the superb setting on offer.

Hall	
Kitchen/Dining/Family Room	13'5" x 29'6" (4.10m x 9.00m)
Lounge	13'2" x 12'4" (4.03m x 3.78m)
Study	8'0" x 9'11" (2.46m x 3.03m)
W.C	
Landing	
Bedroom 1	12'2" x 15'6" (3.73m x 4.74m)
En-suite	
Bedroom 2	10'5" x 10'0" (3.18m x 3.05m)
Bedroom 3	10'5" x 11'11" (3.18m x 3.64m)
Bedroom 4	8'3" x 9'11" (2.52m x 3.03m)
Bathroom	10'5" x 6'11" (3.18m x 2.13m)
Garage	19'5" x 9'7" (5.93m x 2.93m)







Total area: approx. 161.9 sq. metres (1743.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(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		
(82 plus) A		
(61-81) B		
(49-60) C		
(39-48) D		
(29-38) E		
(17-28) F		
(1-16) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	