



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

**Offers over £350,000**

  
**KING**  
HOMES



**\*\* Three Bedroom Detached Family Home \*\* Two Bathrooms \*\* Driveway Parking \*\* Garage \*\*** A stylish and beautifully balanced double fronted three-bedroom detached home, built in 2022 and ideally located in the popular village of Bidford-on-Avon. This thoughtfully designed property offers generous living space, including a dual-aspect living room, spacious kitchen/dining room with utility, and a principal bedroom with en-suite. Enjoying a private rear garden, garage with power, and driveway parking, it's within walking distance of village amenities, riverside walks, and local schools.



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The ground floor offers a superb sense of space and light, beginning with a welcoming hallway with a downstairs WC and useful under-stairs storage. To one side, the dual-aspect living room stretches the full depth of the property and is bathed in natural light throughout the day thanks to the triple aspect windows. Opposite, the modern kitchen/dining room is equally generous in size and provides a sociable space for entertaining or family meals, with French doors opening onto the garden. Off the kitchen, a separate utility room provides additional storage and a convenient storage external doors to the rear.

Upstairs, a spacious landing offers room for a desk or seating area. The principal bedroom benefits from its own modern en-suite shower room, while two further well-proportioned bedrooms are served by a contemporary family bathroom.

To the rear, the private garden is fully enclosed and mainly laid to lawn, offering plenty of room for children to play or to relax and entertain on the patio area. The property also benefits from a detached garage and driveway parking for two vehicles.

LOCATION

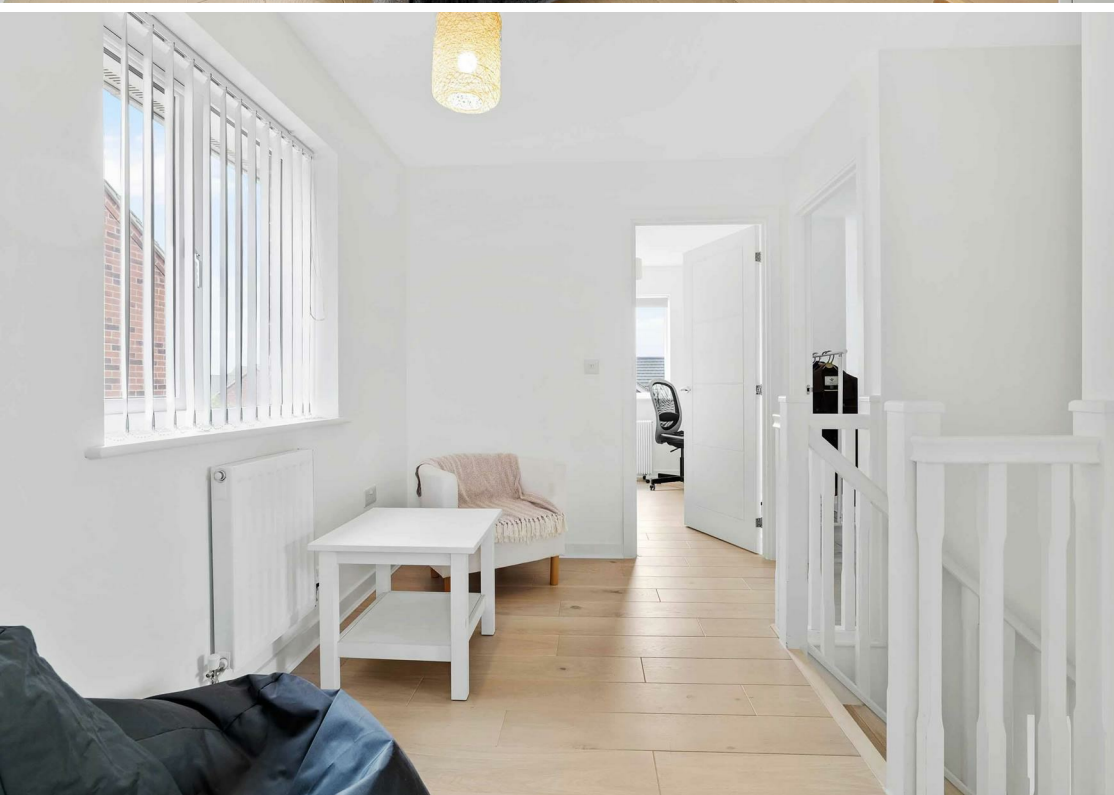
Set within a well-regarded residential area benefitting from green open spaces and easy access to village amenities, this modern home is within walking distance of Bidford High Street, riverside walks, and reputable local schools.

Bidford-on-Avon is a thriving village with a strong sense of community, offering a range of shops, restaurants, pubs, supermarkets, a popular primary school and scenic riverside walks.

Hall

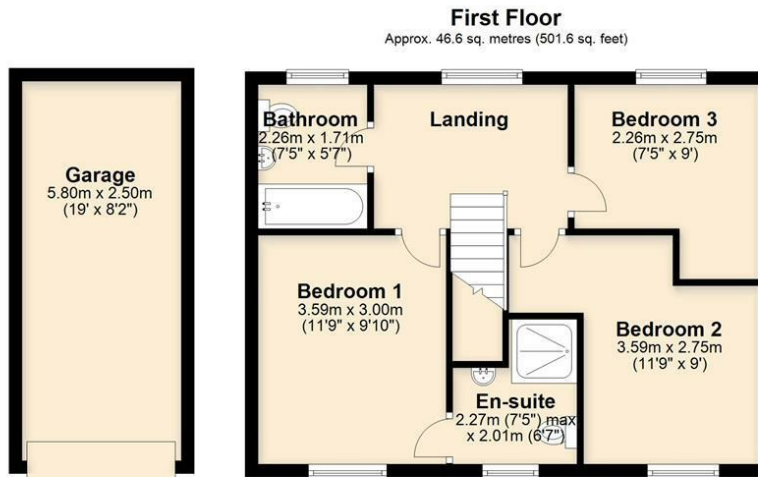
Living Room	19'6" x 9'8" (5.95m x 2.95m)
Kitchen/Dining Room	19'6" x 9'5" (5.95m x 2.89m)
Utility	6'6" x 5'10" (2.00m x 1.80m)
W.C	
Landing	
Bedroom 1	11'9" x 9'10" (3.59m x 3.00m)
En-Suite	7'5" x 6'7" (2.27m x 2.01m)
Bedroom 2	8'5" x 9'0" (2.59m x 2.75m)
Bedroom 3	7'4" x 9'0" (2.26m x 2.75m)
Bathroom	7'4" x 5'7" (2.26m x 1.71m)
Garage	19'0" x 8'2" (5.80m x 2.50m)



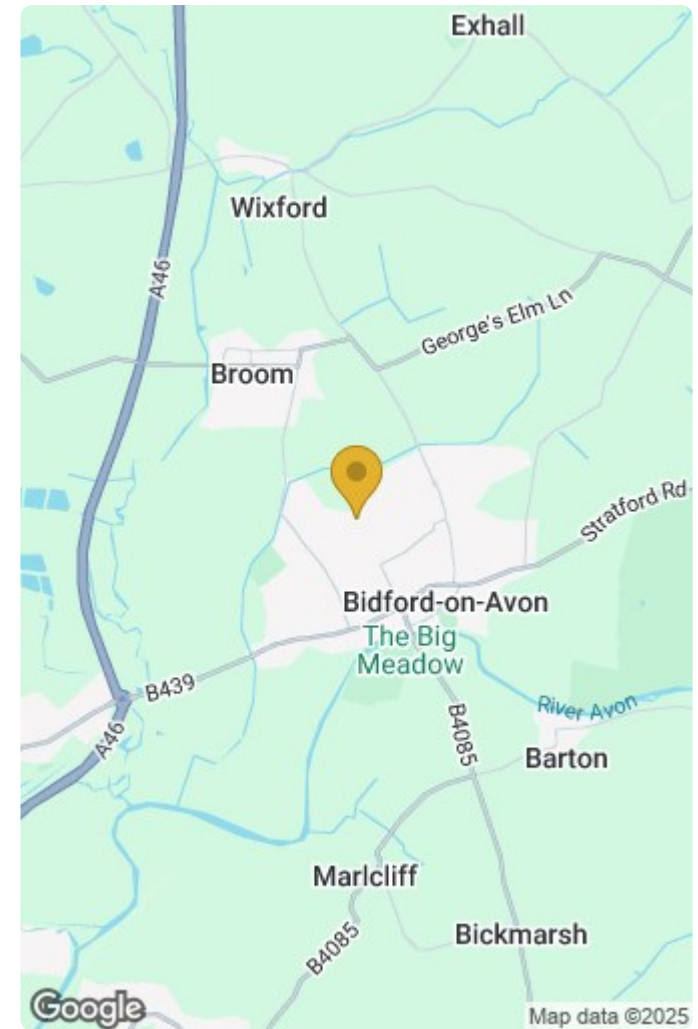








Total area: approx. 107.8 sq. metres (1160.3 sq. feet)



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	