





# FOR STARTERS



OFFERS IN EXCESS OF  
£365,000

## MAIN COURSE

Situated in the charming village of Bidford-on-Avon, within easy walking distance of the local pub, shops, and the picturesque river, this spacious four-bedroom semi-detached home offers a wonderful mix of comfort, convenience, and future potential.

To the front, the property boasts an attractive frontage with private parking for two vehicles. Step inside to your hallway, with the staircase directly ahead. To the right, you'll find a fantastic square-shaped living room, bathed in natural light from a large front-facing window. A gas fireplace creates a cosy focal point, perfect for relaxing evenings. Flowing from the living room is a separate formal dining room, ideal for entertaining, and offering the exciting potential to knock through into the kitchen for an open-plan layout if desired.

The kitchen offers ample worktop space and cupboard storage, a perfect hub for family life, and provides access to the garden via a convenient side door. Completing the ground floor is a downstairs WC and a conservatory overlooking the garden – a peaceful space for morning coffees or evening relaxation.

Upstairs, there are two generous double bedrooms, both featuring built-in wardrobes, and good sized third and fourth bedrooms, all served by a modern family bathroom. Additionally, a part converted loft room presents excellent potential for conversion (subject to necessary permissions), offering further space for a home office, playroom, or extra bedroom.





The rear garden is private and low-maintenance, designed with a mix of lawn, patio, and pebbled areas, making it a perfect space for outdoor dining, play, and relaxation.

This wonderful home combines village life with fantastic amenities close by – making it ideal for families, couples, or anyone looking to put down roots in this sought-after location. Viewing is highly recommended to appreciate everything this property has to offer!

KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - C



EPC  
Band - TBC



South East Facing



Mains Gas, Electric,  
Water, Drainage



Gas Central Heating



Bidford Primary

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