



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

**Guide price £490,000**

**KING**  
HOMES

**\*\* Enviably Position Surrounded by Open Green Spaces and Park \*\* Four Double Bedrooms \*\* Three Bathrooms \*\* Detached Family Home \*\* Garage \*\* NO ONWARD CHAIN \*\* Solar Panels \* Set in a peaceful private cul-de-sac off Damson Way, this beautifully presented four-bedroom detached home enjoys an enviable position overlooking open green space and a park to the front. Built in 2020, it offers a flexible family layout with two reception rooms, a superb open-plan kitchen/dining/family room, utility, and three bathrooms including two en-suites. Outside, the property benefits from driveway parking, a garage with electric door and car charging point, and a generous rear garden with decking and lawn.**



A beautifully presented four-bedroom detached home, positioned along a private cul-de-sac off Damson Way in Bidford-on-Avon. Built in 2020, this substantial family residence not only offers a flexible layout ideal for modern living but also enjoys an enviable setting, surrounded by open green spaces with a park directly to the front.

The exterior showcases a distinctive cross-gabled roof, a neatly kept front lawn with pathway to the entrance, and gated side access. A tarmac driveway provides ample off-road parking and leads to a garage with electric door and car charging point.

Inside, the spacious entrance hall creates a warm welcome, with a useful under-stairs storage cupboard and guest W.C. To the front, the generous living room enjoys a rectangular shape ideal for varied furniture arrangements. A second reception room is currently used as a snug/home office but offers flexibility as a playroom, formal dining room or even a fifth bedroom.

Spanning the rear of the property, the open-plan kitchen, dining and family room forms the heart of the home. The kitchen features stylish units, integrated appliances and generous preparation space, complemented by a dining area that easily accommodates a family table and additional furniture. French doors open directly onto the garden, creating a natural flow for entertaining and everyday living.

Adjoining is a separate utility room with further storage, appliance space and an external door to the side.

Upstairs, a spacious landing leads to four well-proportioned double bedrooms. The impressive principal suite includes fitted wardrobes and an en-suite shower room, while the second bedroom also benefits from fitted storage and its own en-suite. Two further doubles are served by a large family bathroom with both bath and separate shower.

The rear garden is fully enclosed and predominantly laid to lawn, complemented by raised planters and a decked patio—ideal for relaxing or entertaining. A side door to the garage and gated access to the front add further practicality.

## Hall

**Kitchen/Dining Room** 11'5" x 27'2" (3.48m x 8.30m)

**Utility** 5'9" x 6'0" (1.77m x 1.84m)

**Dining Room** 9'5" x 9'3" (2.89m x 2.83m)

**Living Room** 17'1" x 10'11" (5.22m x 3.33m)

## Landing

**Bedroom 1** 14'2" x 12'6" (4.33m x 3.82m)

**En-suite** 7'0" x 5'6" (2.14m x 1.70m)

**Bedroom 2** 13'3" x 10'11" (4.04m x 3.33m)

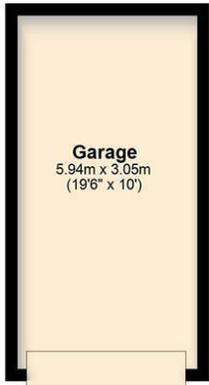
**En-suite** 5'11" x 6'6" (1.82m x 2.00m)

**Bedroom 3** 12'10" x 8'11" (3.92m x 2.73m)

**Bedroom 4** 11'10" x 7'9" (3.63m x 2.38m)



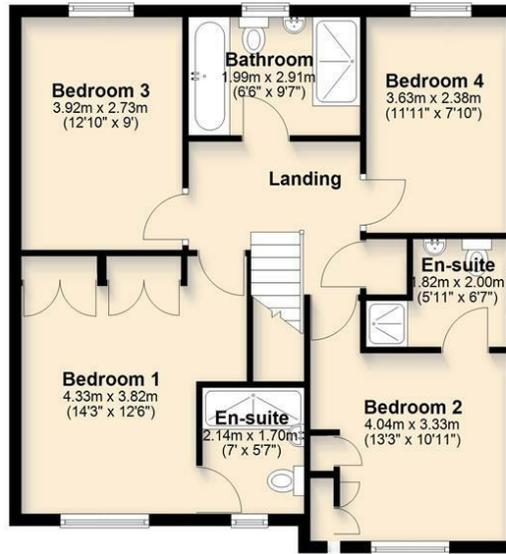




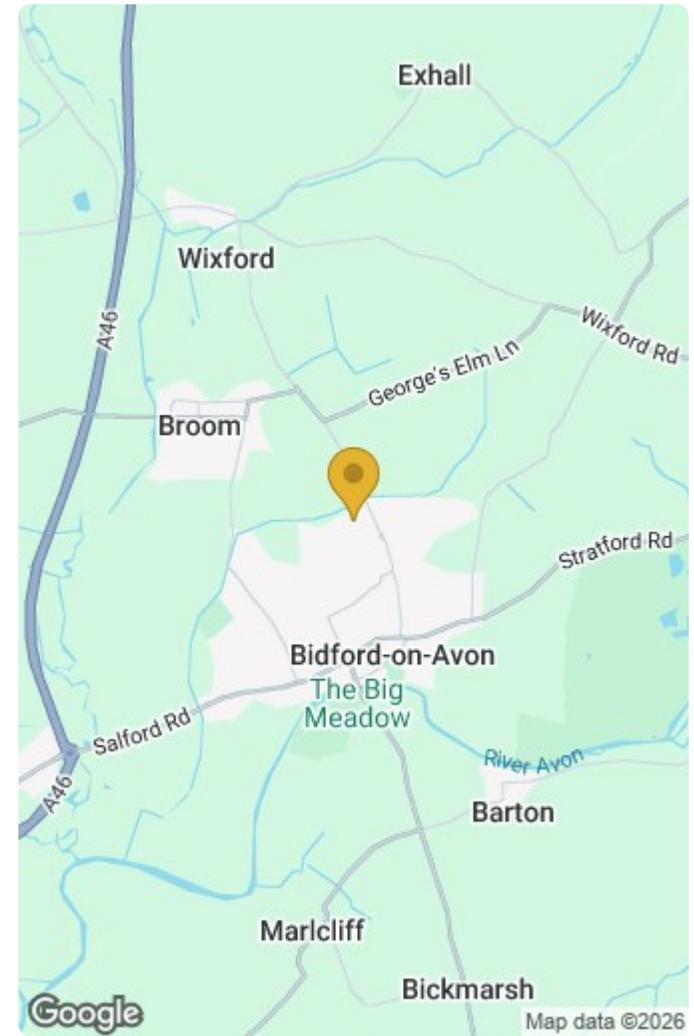
**Ground Floor**  
Approx. 88.6 sq. metres (953.4 sq. feet)



**First Floor**  
Approx. 70.3 sq. metres (756.5 sq. feet)



Total area: approx. 158.9 sq. metres (1709.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>85</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	