



**Connells**

Arrow Way  
Bidford-On-Avon Alcester



## Property Description

Nestled in the charming village of Bidford-on-Avon, this beautifully presented four-bedroom detached property offers the perfect blend of comfort, convenience, and modern living.

The home features a generous master bedroom complete with a private en-suite, alongside three additional well-proportioned bedrooms and a stylish family bathroom. The heart of the property is its welcoming living space, ideal for both relaxing and entertaining.

Outside, you'll find a private, low-maintenance rear garden, perfect for enjoying sunny days with minimal upkeep. The property also benefits from a driveway and garage, providing ample off-road parking and storage.

Offered on a freehold basis, this home is ideal for families or those seeking a peaceful lifestyle within easy reach of local amenities, schools, and transport links.

## Entrance Hall

Step into a bright and inviting entrance hall featuring a radiator for warmth, staircase leading to the first floor, and a built-in storage cupboard—perfect for coats, shoes, or household essentials. This space sets the tone for the rest of the home with its practical layout and clean finish.

## Cloakroom

A practical and neatly presented cloakroom featuring a low-level WC, wash hand basin, and a radiator for added comfort. Ideal for

guests and everyday use, this space adds convenience to the ground floor layout.

## Study

9' 2" x 9' 1" ( 2.79m x 2.77m )

A bright and functional space ideal for home working or quiet reading, featuring a double glazed window to the front elevation allowing plenty of natural light, and a radiator to ensure comfort year-round. This room offers flexibility to suit a variety of lifestyle needs.

## Lounge

18' 1" x 10' 1" ( 5.51m x 3.07m )

A light-filled and welcoming lounge featuring two double glazed windows that allow plenty of natural light, a radiator for year-round comfort, and French doors opening onto the rear garden, creating a seamless indoor-outdoor flow—perfect for relaxing or entertaining.

## Kitchen

16' 1" x 9' 2" ( 4.90m x 2.79m )

A bright and spacious open-plan kitchen/lounge featuring two double glazed windows to the rear and a door leading out to the garden, creating a seamless connection to outdoor living. The kitchen is well-equipped with space for appliances, an electric oven and hob, extractor fan, and laminate work surfaces complemented by a sink and drainer. A door leads conveniently into the utility room, adding to the practicality of this well-designed space.

## Utility Room

6' 1" x 5' 1" ( 1.85m x 1.55m )

A useful addition to the home, this utility room offers space and plumbing for a washing machine, houses the boiler, and includes a door providing access to the side of the property—ideal for everyday convenience and household tasks.

## Landing

A spacious landing area providing access to all upstairs rooms, with a loft entrance offering additional storage potential. There is also a built-in storage cupboard, ideal for linens or household essentials, adding to the practicality of the upper floor layout.

## Bedroom One

12' 1" x 10' 1" ( 3.68m x 3.07m )

A comfortable and well-proportioned master bedroom featuring a double glazed window allowing natural light to fill the space, and a radiator to ensure a cosy atmosphere. This room offers a peaceful retreat within the home.

## En-Suite

A stylish and well-appointed en-suite featuring a low-level WC, wash hand basin, and a shower enclosure. The room is finished with laminate flooring and tiled walls for a sleek, modern look. A double glazed window provides natural light, while spotlighting adds a contemporary touch to this functional space.

## Bedroom Two

10' 1" x 3' 1" ( 3.07m x 0.94m )

A spacious and light-filled double bedroom featuring two double glazed windows to the front elevation, allowing plenty of natural light

to flow in. A radiator provides warmth and comfort, making this an ideal space for a guest room, child's bedroom, or home office.

## Bedroom Three

8' 1" x 10' 1" ( 2.46m x 3.07m )

A well-proportioned room featuring a double glazed window, allowing for ample natural light while enhancing energy efficiency and sound insulation. The space is further complemented by a radiator, ensuring warmth and comfort throughout the seasons. Ideal as a guest room, home office, or cozy retreat.

## Bedroom Four

7' 1" x 6' 1" ( 2.16m x 1.85m )

A bright and versatile space featuring a double glazed window, offering excellent insulation and natural light. The room also benefits from a radiator, providing a warm and comfortable environment year-round. Perfect for use as a bedroom, study, or hobby room.

## Family Bathroom

A stylish and functional space featuring a low level WC, wash hand basin, and a bath with shower over, offering convenience for everyday use. The room benefits from a double glazed window, providing natural light and ventilation, while a chrome heated towel rail adds a touch of modern comfort. Finished with tiled walls, this bathroom combines practicality with a clean, contemporary look.

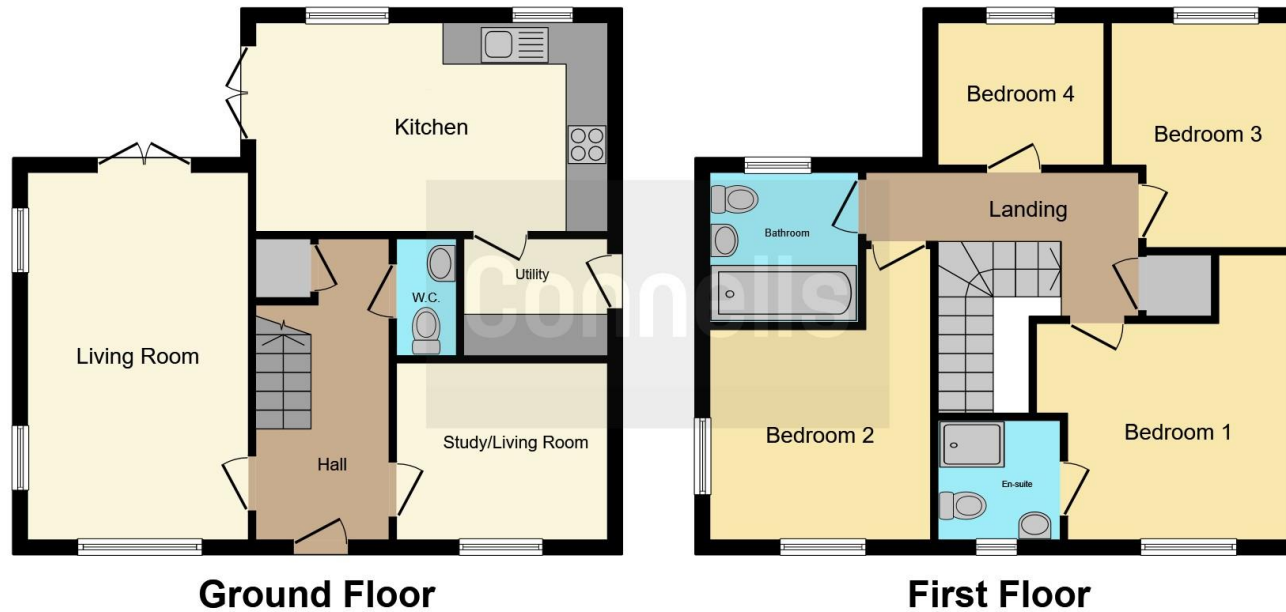
## Garden

A delightful outdoor space designed for ease and enjoyment, featuring a patio area ideal for relaxing or entertaining, alongside a pebbled section that adds texture and charm. The









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EPC Rating: B Council Tax  
 Band: E

Tenure: Freehold

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