



Hipbag Lane, Bidford-On-Avon, B50 4GU

Guide price £270,000


KING
HOMES

**** Two Double Bedroom Semi-Detached Home ** Modern Open-Plan Living ** Cul-de-Sac Location ** Contemporary Kitchen with Integrated Appliances ** Private Driveway with Parking for Two Vehicles ** Well-Proportioned South-Facing Rear Garden ** Downstairs W.C. ** Family Bathroom and Ensuite ** Gated Access to Rear Garden ** Popular Bidford-on-Avon Location ** Ready to Move Straight Into **** A modern and well-presented two double bedroom semi-detached home, situated on Hipbag Lane in the popular village of Bidford-on-Avon. Offering a fantastic open-plan layout to the ground floor, the property benefits from a contemporary kitchen with integrated appliances, spacious living and dining areas, downstairs W.C., two double bedrooms, an ensuite and a family bathroom. Outside, there is a private driveway providing parking for two vehicles and a well-proportioned lawned rear garden.



Located on Hipbag Lane in Bidford-on-Avon, this attractive two-bedroom semi-detached home offers a modern and practical layout, making it an excellent choice for those looking for a property they can move straight into.

On approach, the property benefits from a private driveway providing off-road parking for two vehicles, with gated access leading to the rear garden.

Stepping inside, the entrance hall provides a welcoming introduction to the property, with access to a convenient downstairs W.C. before leading through into the main living accommodation.

The heart of the home is the impressive open-plan kitchen, dining and living space. Designed with modern lifestyles in mind, this sociable area brings together cooking, dining and relaxation in one spacious setting, making it equally well suited to everyday living and entertaining.

The modern kitchen is fitted with contemporary units and benefits from integrated appliances, providing a clean and streamlined finish. The open-plan arrangement leaves plenty of room for both dining and lounge furniture, allowing clearly defined areas while maintaining the spacious and sociable feel of the room.

Doors to the rear provide direct access to the garden while allowing plenty of natural light into the living space and creating a great connection between the home and garden. Heading upstairs, the property offers two double bedrooms.

The main bedroom is a generous double, benefiting from a private en-suite and fitted wardrobes, while still offering ample space for additional bedroom furniture. The second bedroom is another well-proportioned double room, offering excellent versatility. Completing the first floor is the family bathroom.

Garden

To the rear is a well-proportioned south facing garden, with a generous paved patio and lawn with space for outdoor seating and entertaining. The garden is enclosed by fencing and benefits from gated access, along with a useful outside tap.

Hall

Kitchen / Diner / Family Room
25'5" max x 14'7" max (7.76m max x 4.46m max)

Downstairs w.c

First Floor Landing

Bedroom 1 8'10" x 14'7" (2.70m x 4.46m)

En-Suite 5'4" x 8'0" (1.65m x 2.46m)

Bedroom 2 10'9" x 8'1" (3.28m x 2.48m)

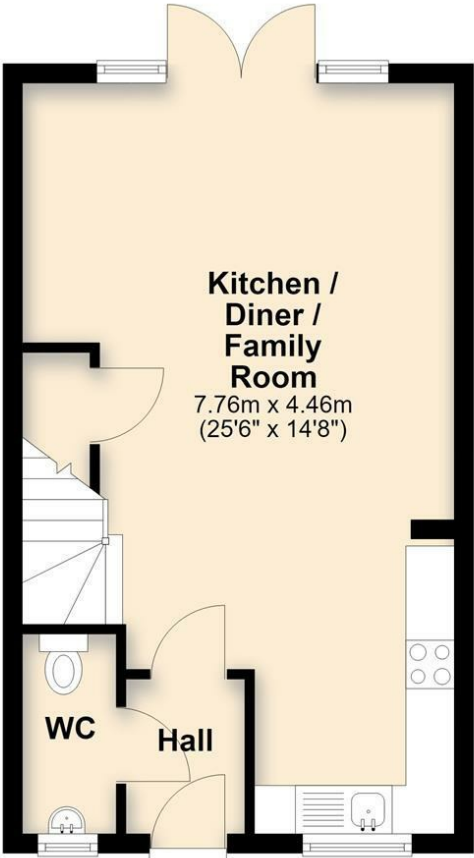
Bathroom 6'9" x 6'3" (2.07m x 1.92m)





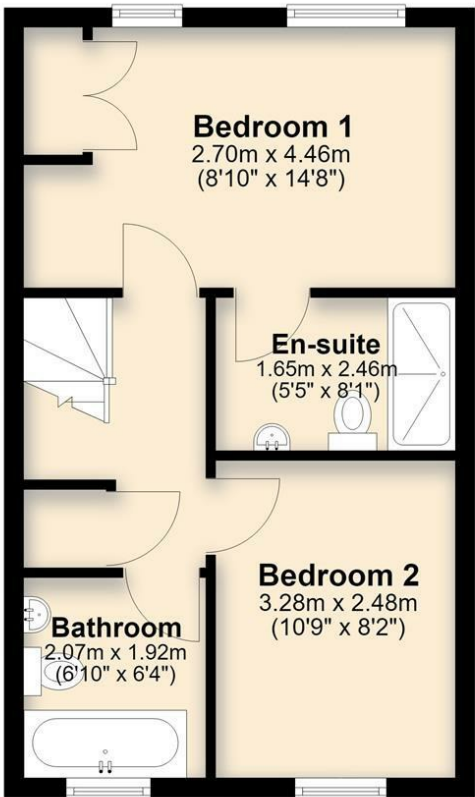
Ground Floor

Approx. 34.6 sq. metres (372.8 sq. feet)



First Floor

Approx. 34.8 sq. metres (375.0 sq. feet)



Total area: approx. 69.5 sq. metres (747.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	