

Grafton Lane, Bidford-On-Avon, B50 4DU

Guide price £300,000

KING HOMES

** Three Bedroom Semi-Detached Home ** Generous Living Room ** Separate Dining Room ** Stylish Kitchen/Breakfast Room ** Useful Boot Room & Ground Floor WC ** Three Well-Proportioned Bedrooms ** Family Bathroom ** Generous Driveway Parking ** Family-Friendly Rear Garden With Patio & Pergola ** Grafton Lane, Bidford-on-Avon ** Situated on Grafton Lane in Bidford-on-Avon, this well-proportioned three-bedroom semi-detached home offers an excellent balance of living space, practicality and family-friendly accommodation. The ground floor provides a generous living room, separate dining room and stylish kitchen/breakfast room, together with the added benefit of a useful boot room and ground-floor WC. Upstairs are three well-proportioned bedrooms and a family bathroom, while outside the property enjoys ample driveway parking and a good-sized rear garden with a large patio, covered seating area, lawn and useful storage.







Set back behind a generous gravelled driveway, the property provides ample off-road parking and is complemented by established planting and mature borders which create an attractive approach. To the front are two separate entrance doors, one opening into the enclosed porch and main entrance hall, and the second providing direct access into the useful boot room.

The entrance hall provides a welcoming introduction to the property, with stairs rising to the first floor and access through to the principal ground-floor accommodation.

Positioned to the front is the living room, a generous and comfortable main reception space with a wide window allowing plenty of natural light into the room. There is ample space for a full range of lounge furniture, while the feature fireplace creates a natural focal point and adds character to the room.

To the rear is the spacious dining room, offering plenty of room for a full-sized dining table and additional furniture. Large glazed doors open directly onto the rear patio and garden, creating a strong connection between the internal accommodation and outside entertaining space. A further rear-facing window brings in additional natural light, while the timber-effect flooring gives the room a clean and contemporary feel.

One of the standout features of the home is the kitchen/breakfast room, which has been fitted with an extensive range of shaker-style cabinetry in a deep blue finish, complemented by contrasting timber-effect work surfaces. There is excellent storage and preparation space together with a breakfast bar providing casual seating. The room incorporates a combination of integrated and freestanding appliance space, with herringbone-style flooring continuing throughout. Roof lights and glazed rear doors bring in plenty of natural light, while direct access to the garden makes this a particularly practical everyday family space.

Alongside the kitchen is a useful boot room, providing a practical secondary entrance and valuable space for coats, shoes and general household storage. Positioned just off this area is a ground-floor WC, fitted with a WC and wall-mounted wash hand basin.

To the first floor, the landing provides access to all three bedrooms and the family bathroom, together with a useful airing cupboard.

Bedroom one is a generous double bedroom positioned to the front, with a wide window providing good natural light and plenty of room for freestanding bedroom furniture.

Bedroom two is another well-proportioned bedroom, again offering excellent usable floor space and comfortably accommodating a double bed.

Bedroom three provides a useful third bedroom and would work equally well as a child's room, nursery or home office.

The family bathroom is fitted with a white suite comprising a panelled bath, wash hand basin with useful vanity storage and WC, with grey tiling and a window providing natural light and ventilation.

Outside, the property enjoys a particularly useful rear garden, arranged to provide a good balance of seating, lawn and family space. Immediately adjoining the house is a substantial paved terrace, ideal for outdoor dining and entertaining, with a pergola-covered seating area creating a more sheltered place to sit. Beyond this is a combination of lawn and gravelled sections, with a central pathway leading towards the rear of the garden. Established planting adds greenery and structure, while timber sheds provide useful outdoor storage.

Overall, this is a spacious and practical three-bedroom home in a well-established part of Bidford-on-Avon, with a notably strong ground-floor layout, generous driveway parking and a family-friendly rear garden. The combination of separate reception rooms, a stylish kitchen/breakfast room and useful ancillary space makes it a very complete home for buyers looking for space, flexibility and everyday practicality.

Porch

Hall

Living Room 15'8" x 12'10" (4.78m x 3.92m)

Dining Room 10'6" x 15'1" (3.22m x 4.60m)

Kitchen/Breakfast Room 20'6" x 8'0" (6.26m x 2.45m)

W.C

Boot Room 7'10" x 8'2" (2.39m x 2.49m)

Landing

Bedroom 1 14'8" x 8'3" (4.49m x 2.54m)

Bedroom 2 12'2" x 8'9" (3.72m x 2.67m)

Bedroom 3 11'2" x 6'9" (3.42m x 2.08m)

Bathroom 7'11" x 5'4" (2.43m x 1.63m)


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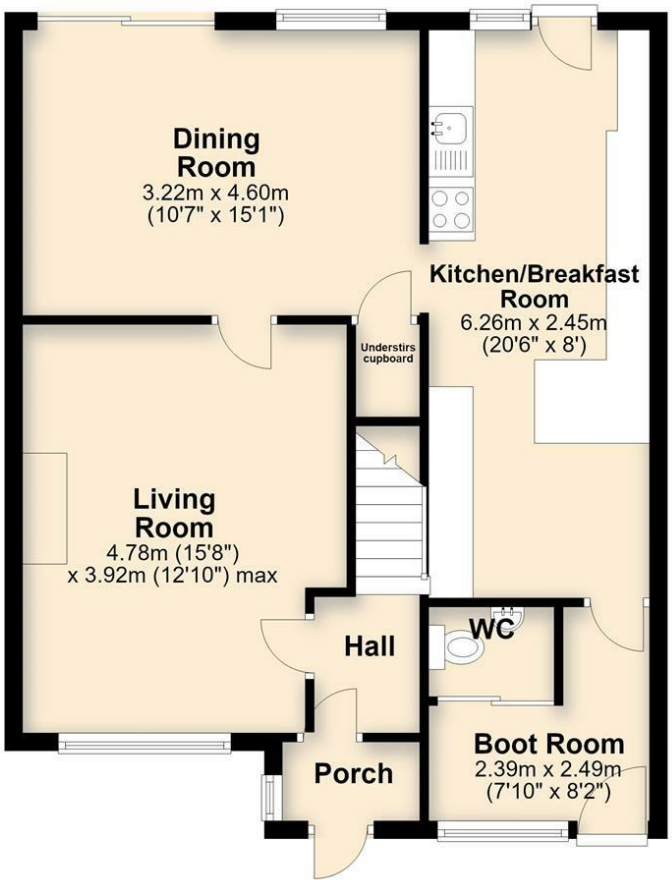

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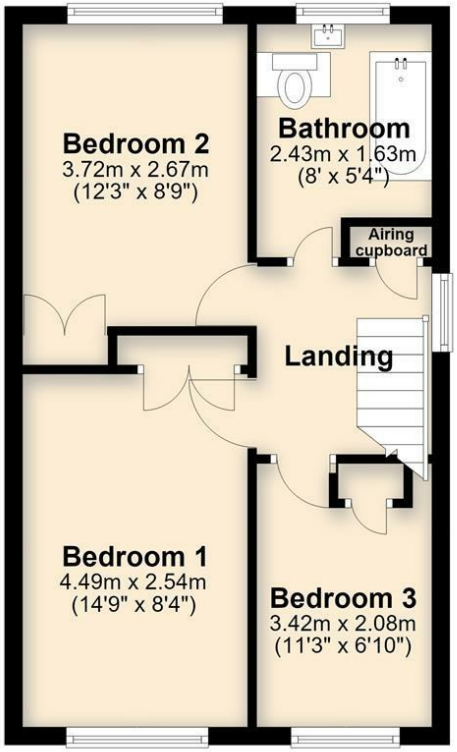

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Ground Floor
Approx. 58.7 sq. metres (632.3 sq. feet)

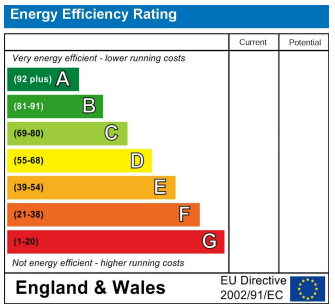


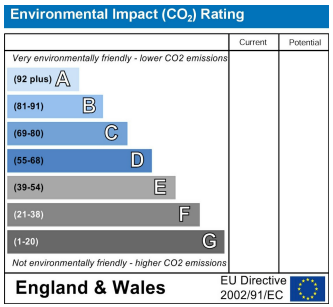
First Floor
Approx. 35.1 sq. metres (378.2 sq. feet)



Total area: approx. 93.9 sq. metres (1010.5 sq. feet)







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