



**Waterloo Road, Alcester, B50 4JH**

**£460,000**

**KING**  
HOMES

King Homes are pleased to offer for sale this 4 bedroom, detached family home on an exquisite new homes development in the beautiful Anglo Saxon, English village of Bidford-on-Avon. This brand new home boasts all things modern on this historical patch and briefly comprises of entrance hall, large lounge, dining room, contemporary kitchen/family/breakfast, laundry room and downstairs wc. Upstairs there are four double bedrooms, two with en-suites and a large family bathroom with bath and a shower cubicle. With a double garage and off road parking this property really does tick all of the boxes.

This property is situated within this exclusive five star new homes development, which is conveniently located for the Bidford-on-Avon amenities. The historical, Anglo Saxon Bidford area is still centred around the historic fifteenth century bridge and has been attracting settlers ever since.

The village is served by well-regarded schooling for all ages, and benefitting from excellent transport links to include the A435 the M40 and M42 motorway networks. With Stratford Upon Avon and Evesham train stations nearby with mainline services to Birmingham and London Euston in under an hour. The A46 also gives easy access to Worcester and Leamington Spa.

The property is perfect for first-time buyers, and further benefits from double glazing and gas central heating and comes with a Full 10 year NHBC Warranty.



### £300 M&S VOUCHERS UPON COMPLETION

We are giving you £300 M&S Vouchers upon completion, call us now on 01789 608111 to arrange your viewing!

\*T&C's apply\*

First viewing must be made through us

### Bidford-on-Avon

Historically an Anglo Saxon village, Bidford on Avon has been attractive to settlers since the 6th Century. In modern times, the river and developing village is still bringing settlers as far as Birmingham and beyond, into the picturesque village, acquainting you with all a growing village has to offer.

### Overview

The area is served by well-regarded schooling for all ages, and benefits from excellent transport links to include the A435 the M40 and M42 motorway networks. With Stratford Upon Avon and Evesham train stations nearby with mainline services to Birmingham and London Euston in under an hour.

The property comes with off road parking and double garage, small lawn to front and parking space for 4 cars.

The property is perfect for large families, and further benefits from double glazing and gas central heating to radiators.

Full NHBC New Build Warranties

This is a cracking sized bright and spacious family home. A reception hall greets you upon entry and enables access to all the principal ground floor rooms creating a positive central flow in the home. The double fronted set up provides a lounge and a useful dining room. The lounge is a comfortable size and adjacent to the dining room, which could make a useful payroom or study.

The first floor comprises: good size landing with two of the four double bedrooms, having en-suites. A nice family bathroom with seperate shower and bath, cylinder/ storage room and large loft hatch.

Externally the front and right side are open together with lawns and a driveway terminating at the brick garage at the rear. There is also a side gate and access to the garden and the rear garden itself, is a good size, by modern day building standards.

Miller Homes really have set a 5 star standard here and we implore you to appoint to judge for yourself the value for money on offer here.

Call us to view 01789 608111 / 01527 908694

### Reception Hallway

Entrance setting the trend for the rest of the house, with carpeted flooring, wall hung radiator, plug sockets, light switches, smoke alarm and ceiling light. The entrance hall leads to the two reception rooms, downstairs W.C., kitchen/breakfast/family room, storage cupboard and leading to the carpeted stairway.

### Lounge

10'11" x 17'1" (3.35m x 5.22m)

Large sized lounge with window to front and side aspect, radiator, ceiling light, light switches and sockets

### Dining Room

9'4" x 9'6" (2.85m x 2.90m)

To the right of the hallway is the dining room, would make an ideal study or playroom, also. With window to the front aspect, radiator, ceiling light, light switches and socketts.

### Kitchen / Family Room

27'4" x 11'4" (8.35m x 3.47m)

The hub of the home, a spacious and stylish kitchen family area with ceiling lights and wood effect vinyl flooring and having a range of matching units with work

surface over incorporating one and a half bowl sink with drainer and mixer tap, Integrated four ring gas hob with stainless extractor fan hood, integrated zanussi double oven, integral dishwasher and integrated fridgefreezer. One double glazed window to rear aspect and a large family area to the rear, with an additional set of bi- fold double glazed doors which lead to the rear patio area.

### Utility

1.86 x 1.785 metre

A floor unit with worktop over and space and plumbing/electric for two under-counter appliances. Vinyl flooring, ceiling light, UPVC double glazed window to side aspect, and wall mounted central heating boiler.

### Downstairs W.C

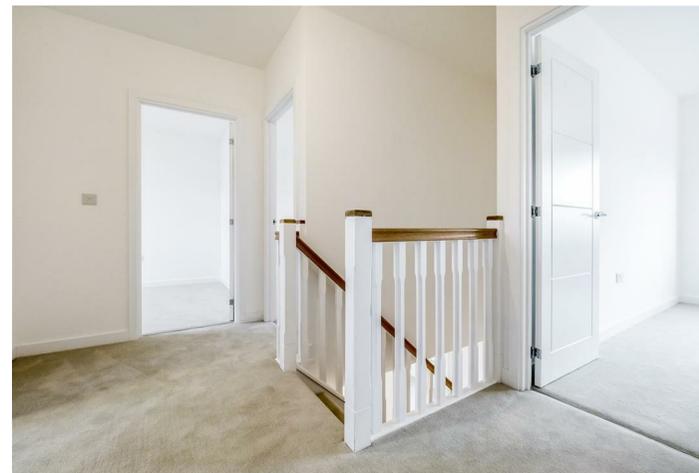
2'11" x 5'10" (0.9m x 1.78m)

With wc, wash hand basin, tiled splashback, radiator and vinyl floor.



### First Floor Landing

Carpeted stairs lead off the hallway to the first floor landing, having a loft hatch and storage cupboard with a wall hung radiator, ceiling light. and thermostat.



### Master Bedroom

12'6" x 14'7" (3.82m x 4.47m)

A substantial carpeted master bedroom with a double glazed window to the front aspect, wall hung radiator and ceiling light, light switch and sockets.

### Master En-Suite

5'6" x 7'0" (1.69m x 2.14m)

Master en-suite with double shower cubicle, W.C., wash hand basin, splashback tiles, extractor fan, vinyl flooring, spotlights and double glazed window to the front aspect.

### Bedroom Two

11'1" x 10'6" (3.40m x 3.21m)

Carpeted with a double glazed window to front aspect, wall mounted radiator, ceiling light and a separate door leading to the en-suite.

### Guest En-Suite

7'9" x 5'11" (2.37m x 1.81m)

Having a shower cubicle, wc, hand basin with splash back, xtractor fan and ceiling light and upvc double glazed window to the side aspect.

### Bedroom Three

8'11" x 12'6" (2.72m x 3.83m)

A carpeted double bedroom with a double-glazed window to rear aspect overlooking the rear garden, wall mounted radiator and ceiling light, light switches and sockets.

### Bedroom Four

8'3" x 11'10" (2.53m x 3.63m)

Carpeted double bedroom with a double glazed window to the rear aspect and wall mounted radiator, ceiling lights, light switches and sockets.

### Storage/Airing Cupboard

A separate door leads to the pressurised water tank/airing cupboard.

### Family Bathroom

9'6" x 6'6" (2.91m x 1.99m)

Panelled bath with chrome shower attachment over , walk in shower, wash hand basin, W.C, laminate flooring, extractor fan and window to the rear aspect.



### Outside

To the front a tarmacadamed double driveway gives comfortable off-road parking for 4 Vehicles with a double garage to the rear, side gate, nicely landscaped lawn and patio areas to the front.

A gated side access leads to the rear garden where an extended paved patio has been added creating a lovely area, with a large grass lawn with panelled fence boundaries surrounding the boundaries.

### Double Garage

A high pitched double garage with up and over doors, power and light.

### Viewings

Viewings are by appointment only.

Please call King Homes on 01527 908694 or 01789 608111







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 energy efficient - higher running costs			
<b>England &amp; Wales</b>	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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		