

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**23 Windmill Avenue, Bicester,
Oxfordshire. OX26 3DX**

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Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

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Four Bedroom Detached on a Good-Sized Plot with Conservatory, Garage Conversion to Family Room and Re-fits to: Cloakroom, Kitchen Breakfast Room, En-Suite & Bathroom.

FREEHOLD

£ 500,000

- ❖ Entrance Porch, Entrance Hall, Re-fitted Cloakroom
- ❖ Living Room, Dining Room
- ❖ Pitched Roof Brick & PVC Conservatory
- ❖ Re-fitted Kitchen Breakfast Room with appliances
- ❖ Half Garage Conversion to Family Room
- ❖ Landing, Four Bedrooms
- ❖ Re-fitted Bathroom
- ❖ Re-fitted En-Suite Shower Room with large enclosure
- ❖ Garage & Brick built shed behind
- ❖ Good Sized South facing Rear Garden

VIEWING
APPOINTMENT:

DAY:

TIME:

Telephone 249922

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Ground Floor:

Double-glazed sliding patio door to:-

ENTRANCE PORCH:

Side aspect PVC window, ceramic tiled floor, electricity meter box, part glazed door to:-

HALLWAY:

Coving, radiator, telephone point, built-in cupboard, under-stairs cupboard, staircase.

RE-FITTED CLOAKROOM:

Front aspect window to the porch, RCD/MCB electricity consumer unit (fuse box), ceramic tiled floor, heated towel rail, dual flush close coupled wc, wash hand basin.

LIVING ROOM: 19'2 x 11'2.

Front aspect PVC bow oriel window, coving, radiator, thermostat, TV & disconnected 'Virgin' cable point.

DINING ROOM: 11'2 x 10'2.

Rear aspect aluminium sliding patio door to the conservatory, coving, radiator.

CONSERVATORY: 12'10 x 10'7.

Brick cavity base with PVC window sections, PVC French doors to the garden, pitched vented polycarbonate roof, wall mounted convector heater and ceramic tiled floor.

RE-FITTED KITCHEN BREAKFAST ROOM: 16'4 x 10'4 (max).

Rear aspect PVC window, rear aspect PVC coated aluminium glazed door and adjoining window to the garden, ceramic tiled floor, vertical radiator. Re-fitted with a range of base and wall units with 'Earthstone' worktops, breakfast bar and up-stands. Double cavity stainless steel & glass microwave combination oven,

conventional fan oven-grill and warming drawer, 4-ring induction hob for 4-5 pans and with child safety feature, magic corner with sliding baskets, 300mm drawers, 1½ bowl stainless steel sink with waste disposal, integrated dishwasher, 900mm cutlery & pan drawers, further 300mm drawers, integrated washing machine, integrated wine cooler, slide-out larder unit, space for fridge freezer.

FAMILY ROOM: 14'2 x 9'0 (max).

Converted from one half of the original integral double garage, front aspect PVC window, radiator, door to the remaining garage.

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First Floor:

LANDING:

Loft hatch, part boarded and insulation upgraded to 270mm in 2011.

BEDROOM ONE: 12'7 x 11'10.

Rear aspect PVC window, radiator, TV coax' connection, telephone extension, wall-to-wall wardrobes.

RE-FITTED EN-SUITE SHOWER ROOM: 6'10 x 6'2.

Rear aspect PVC window, extractor fan, ceramic tiled floor, fully tiled walls, chrome heated towel rail (*connected to the heating system but with back-up electric supply too*), large shower enclosure with thermostatic mains shower and rain head, pedestal wash hand basin, dual flush close coupled wc with bidet function.

BEDROOM TWO: 11'5 x 11'2.

Twin front aspect PVC windows, radiator, built-in wardrobe.

BEDROOM THREE: 9'2 x 8'9.

Front aspect PVC window, radiator, built-in wardrobe.

BEDROOM FOUR: 8'0 x 7'4.

Front aspect PVC window, radiator.

RE-FITTED BATHROOM: 8'10 x 5'7.

Rear aspect PVC window, plain plaster ceiling, extractor fan, down lighting, fully tiled walls, ceramic tiled floor, chrome heated towel rail (*connected to the heating system but with back-up electric supply too*), shower-bath with screen and thermostatic mains shower, pedestal wash hand basin, shaver socket in cabinet, dual flush close coupled wc.

Outside:

FRONT GARDEN: Refer to photo.

SINGLE GARAGE:

Up-and-over door, light & power, eaves storage, open doorway to:

BRICK BUILT SHED: 8'5 x 4'11.

Door to the garden, window.

REAR GARDEN: Refer to photos.

Tap, lighting, two garden sheds.

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Front



Porch



Hallway, Re-fitted Cloakroom



Porch Interior



Living Room



Living Room



Dining Room



Dining Room

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Conservatory



Re-fitted Kitchen Breakfast Room



Sink & Dishwasher



Re-fitted Kitchen Breakfast Room



Microwave Combi', Fan Oven, Warming Drawer
Induction Hob & Extractor



Re-fitted Kitchen Breakfast Room



Integrated Washing Machine



Re-fitted Kitchen Breakfast Room

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Garage Conversion to Family Room



Garage Conversion to Family Room



Landing



Re-fitted En-Suite Shower Room



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two

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Bedroom Three



Bedroom Three



Re-fitted Bathroom



Re-fitted Bathroom



Rear Elevation & Garden



Rear Elevation & Garden



Rear Garden



Rear Garden

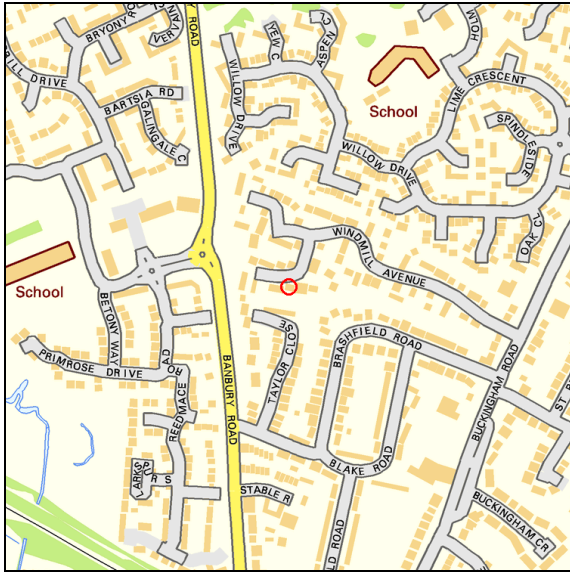
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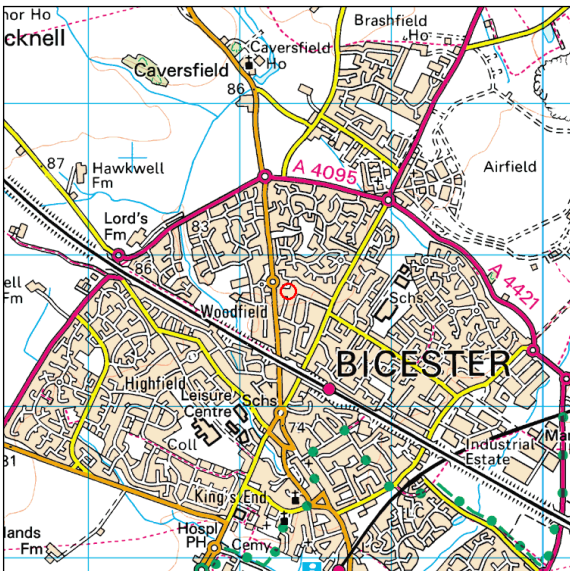


Street, Area & Town Maps.

The Red circle in the centre of each map marks the exact location of the property.



Space for Notes:



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About Nearby Bure Park & Natures Reserve

Bure Park has an array of shops comprising an award-winning Fish & Chip Shop, a Chinese Take-Away, a Hairdresser's, a Pharmacy and a Co-op which has a hole-in-the-wall cash machine. These shops are a short walk from the house without being invasive upon it and are located by the round-about on the street map (previous page).

There is also a Family Pub, Busy Bee's Nursery and a network of footpaths and cycle-ways run inter-connecting through the heart of the estate. These in turn connect into the Nature Reserve through the middle of the estate along the River Bure. Please note that Windmill Avenue lies well above any risk from flooding.

There is a junior school of good repute the Key Stage 2 results can be found on our website www.bartonfleming.co.uk

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