



24 Brinkburn Grove, Banbury, Oxon OX16 3WY  
£390,000

**Stanbra  
Powell** | Estate Agents  
Valuers  
Property Lettings





*A well-proportioned four bedroom detached family home benefiting from two reception rooms, conservatory, kitchen/breakfast room, single garage, four well-proportioned bedrooms, master bedroom with en-suite, ground floor WC, driveway parking for two vehicles and enclosed rear garden. Offered with no onward chain.*

**Storm porch | Entrance hall | Cloakroom | Living room | Dining room | Kitchen/breakfast room | Conservatory | Master bedroom with en-suite, three further bedrooms | Family bathroom | Driveway | Garage | Rear garden**

### Ground Floor

**Entrance storm porch.** Wooden glazed door leading to entrance hall.

**Entrance hall:** Stairs rising to first floor. Doors leading to kitchen/breakfast room, living room and cloakroom. Laminate flooring running through hallway, cloakroom and to kitchen/breakfast room. Obscured wooden double glazed window to front aspect.

**Cloakroom:** Obscured wooden double glazed window to front aspect. Refitted with white low level WC and wash handbasin. Radiator.

**Living room:** Wooden double glazed bay window to front aspect. Two radiators. Double doors leading through to dining room and door to kitchen/breakfast room.

**Dining room:** Double glazed sliding patio doors to conservatory. Radiator.

**Kitchen/breakfast room:** Wooden double glazed window to rear aspect. Integral door to garage. Kitchen area refitted with a range of country style base and wall mounted units with work surface over. Belfast sink inset with mixer taps. Integrated dishwasher. Extractor hood. Space for Range oven. Breakfast bar with seating area. Cupboard housing boiler. Understairs storage cupboard.

**Conservatory:** Dwarf brick wall, mainly double glazed construction with flat roof. Double glazed door leading to patio. Laminate wood flooring.

### First Floor

**Landing:** Radiator. Access to loft via ladder, loft is fully boarded and storage shelves built. Airing cupboard. Doors to family bathroom and all bedrooms.

**Master bedroom:** Wooden double glazed bay window to front aspect. Built-in wardrobe. Radiator. Door to en-suite.

**En-suite:** Two obscured wooden windows to front aspect. Refitted with a modern white suite comprising of claw foot bath with shower over, low level WC, circular wash handbasin set on vanity unit with storage below. Radiator.

**Bedroom two and three:** Double bedroom with wooden double glazed window to rear aspect. Radiator.

**Bedroom four:** Wooden double glazed window to rear aspect. Radiator.

**Family bathroom:** Obscured wooden double glazed window to side aspect. Suite comprising of panelled bath with Bristan power shower over, pedestal wash handbasin and low level WC. Shelf for storage. Part tiled splashbacks. Vinyl flooring.

### Outside

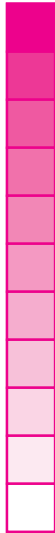
**Front:** Block paved driveway with parking for two/three vehicles. Area laid to shingle with centre tree feature. Electric charging point. Gated side access.

**Garage** with up and over door. Door into kitchen/breakfast room. Power and light connected. Eaves storage. Door leading to rear patio.

**Rear garden:** Large patio area. Door leading to integral garage. Well stocked rear garden. Patio, shingled and former lawn area which is currently covered. Hardstanding for shed or summerhouse. Enclosed by panel fencing. Doors leading to conservatory. Gated side access.

**Services:** All Council Tax Banding: E  
**Authority:** Cherwell District Council

**Directions:** From Banbury Cross proceed north to the main traffic lights at the crossroads and continue over into the Southam Road. At the large roundabout take the right turn to Hennef Way and continue over the next two roundabouts, taking the right turn into Ermont Way; first right at the roundabout into the Middleton Road; right again into the Daventry Road. Take the second turning on the right into Brinkburn Grove.

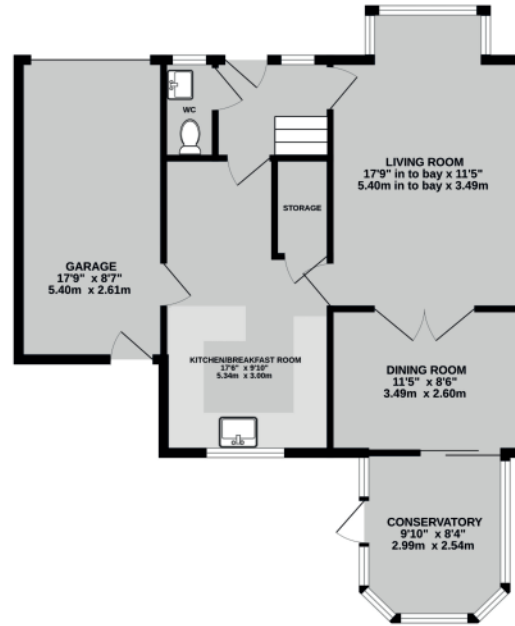




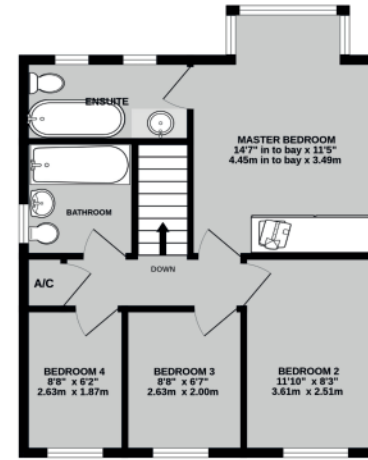


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

GROUND FLOOR  
748 sq.ft. (69.4 sq.m.) approx.



1ST FLOOR  
516 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA: 1263 sq.ft. (117.3 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Important Agent's Note** All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

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