



14 Warkworth Close, Banbury, Oxon OX16 1BD  
£450,000

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





*A well presented four bedroom detached family home located in a quiet cul-de-sac.*

**Entrance hallway | Living room | Dining room | Cloakroom | Study | Kitchen/breakfast room | Utility | Four bedrooms, en-suite to master | Bathroom | Pleasant rear garden | Driveway | Garage**

Located in this quiet cul-de-sac on the north side of Banbury, is this well presented four bedroom detached family home. The property benefits from two good size reception rooms, study, kitchen/breakfast room, four well-proportioned bedrooms with en-suite to master and family bathroom, pleasant rear garden with a good degree of privacy, driveway for three/four vehicles and a single garage.

### Ground Floor

Wooden front door to **entrance hallway**. Two double glazed wooden windows either side of the front door. Plank effect tiled flooring. Stairs rising to first floor. Radiator. Doors to all ground floor accommodation.

**Cloakroom:** Replacement two piece white suite comprising of low level WC and wash handbasin. Tile splashbacks. Extractor fan. Plank effect tiled flooring. Radiator.

**Living room:** Excellent size room with box bay window and UPVC double glazed double doors opening onto rear garden. Further double glazed windows either side. Gas fire with stone surround and oak mantle. Radiator. Door to study.

**Study:** UPVC double glazed window to front aspect. Radiator.

**Kitchen/breakfast room:** A range of base and eye level units with laminate worktop. Built-in stainless steel sink unit, further built-in appliances include cooker, 4 ring gas hob with extractor hood above. Space for dishwasher. Space for standard size fridge/freezer. Tile splashbacks. Vinyl tile effect flooring. Radiator. Double glazed wooden sliding patio door onto rear garden. Off of the kitchen is a **utility** cupboard with space and plumbing for washing machine and dryer with worktop over. Wall mounted boiler (original boiler from when the house was built in 1997).

**Dining room:** Laminate wood flooring. UPVC double glazed window to front aspect. Radiator.

### First Floor

**Landing:** Access to all first floor accommodation. Airing cupboard housing hot water tank and additional shelving. Access to loft.

**Master bedroom:** Good size double bedroom with high quality built-in wardrobes. Radiator. UPVC double glazed window overlooking the rear garden. **Re-fitted en-suite:** White suite comprising of low level WC, wash handbasin with built-in storage cupboards and drawers under, single shower cubicle with additional Aqua boarding to splashback areas. Extractor fan. UPVC double glazed obscured window to rear aspect. Heated towel rail.

**Bedroom two:** Large double bedroom with UPVC double glazed window to front aspect. Radiator. Built-in double wardrobe.

**Bedroom three:** Good size double bedroom with UPVC double glazed window to front aspect. Radiator. Built-in double wardrobe.

**Bathroom:** Replacement three piece white suite comprising of low level WC, wash handbasin with built-in storage underneath and P-shaped bath with electric shower over. Tiling to splashback areas. Heated towel rail. Velux window.

**Bedroom four:** Single bedroom with UPVC double glazed window overlooking rear garden. Radiator.

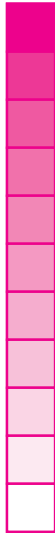
### Outside

**Front:** Laid to lawn area, the rest is shingle and tarmac. **Parking for three/four vehicles.** The property owns the piece of grass opposite, which could be used for potential additional parking.

**Rear garden:** Largely laid to lawn with three separate paved patio areas with pathway running through the middle. To the rear of the garden large flower bed, barked area currently used as a play area. Side access to the left of the property. Storage area to the right. The garden is enclosed by timber panel fencing. Mature trees and flowers. Outside power points. Outside tap. Door leading to garage.

**Single garage:** Metal up and over door. Storage into loft space. Power and light connected. Various storage cupboards.

**Services:** All  
**Authority:** Cherwell District Council  
**Directions:** From Banbury Cross proceed north to the main traffic lights, taking the left turn into the B4100 Warwick Road. Continue along this road and at the traffic lights by the Barley Mow public house continue straight over and take the first left turn into Ludlow Drive and Warkworth Close is on the right hand side.

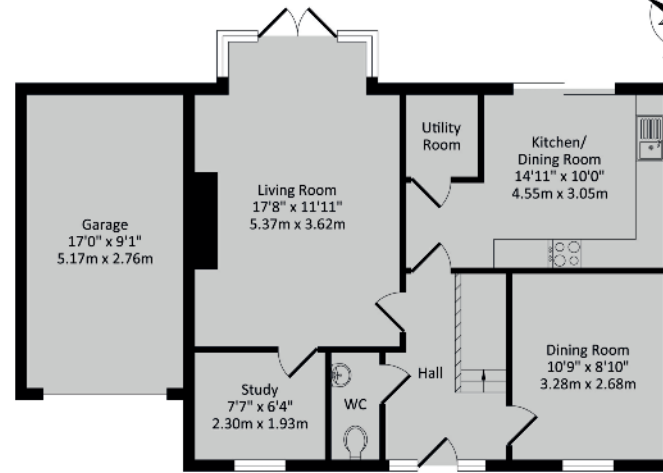




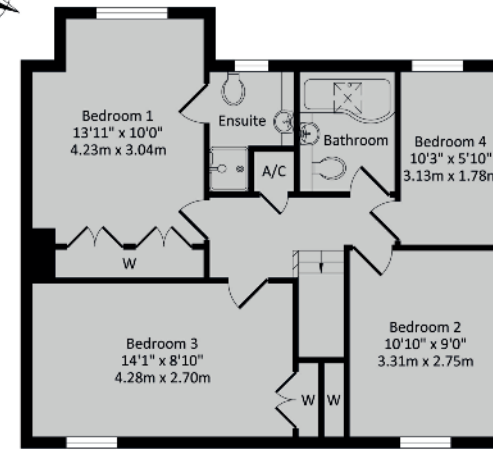


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	80
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

Ground Floor  
761 sq.ft. (70.70 sq.m.) approx.



First Floor  
596 sq.ft. (55.40 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1357 sq.ft. (126.10 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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.

**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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