



6 Seedling Road, Bodicote, Banbury, Oxon OX15 4UB  
£575,000

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





## *A modern stone built four bedroom detached home.*

**Entrance hallway | Cloakroom | Living room |  
Kitchen/dining room | Utility room | Integral garage | Four  
large double bedrooms, en-suite to master | Family  
bathroom | South/west facing rear garden | UPVC double  
glazing | Driveway | No onward chain**

Located in the popular village of Bodicote is this stone built four bedroom detached family home overlooking green area. The property benefits from an excellent size kitchen/dining room backing onto the garden, four excellent size bedrooms with en-suite to master, pleasant south/west facing rear garden, driveway and garage. The property is offered with no onward chain.

### Ground Floor

Covered porch.  
Access via composite door to entrance hallway.

**Entrance hallway:** Stairs rising to first floor. Radiator. Good size understairs storage cupboard.

**Cloakroom:** Two piece white suite comprising of low level WC and wash handbasin with built-in storage cupboard underneath. Laminate wood flooring. Radiator. Wall panelling. Sunken spotlights. Extractor fan.

**Living room:** Box bay window overlooking green area to the front of the property. Radiator. Wood panelling to one wall. Laminate wood flooring.

**Kitchen/dining room:** Large room. Dining room with wall panelling. Laminate wood flooring. Radiator. Door leading to garden. Kitchen area comprising of a range of modern white integrated handle base and eye level units. Laminate wood effect worktop. Built-in Bosch appliances include stainless steel sink unit, 4 ring gas hob with extractor, oven, fridge/freezer and dishwasher. Window overlooking rear garden. Sunken spotlights. Laminate wood flooring. Door to utility room.

**Utility room:** Range of white integrated handle base units with laminate wood effect worktop. Built-in sink unit. Laminate wood flooring. Radiator. Door to garden. Integral door to garage.

**Garage** with power and light connected. Metal up and over door.

### First Floor

**Landing:** Window overlooking front aspect. Radiator. Large storage cupboard. Access to loft.

**Master bedroom:** Good size double bedroom with built-in wardrobe with sliding mirrored door. Window overlooking green area to front aspect. Radiator.

**En-suite:** Three piece white suite comprising of low level WC, wash handbasin with built-in storage cupboard and drawers underneath and double shower cubicle with Bar shower over. Tiling to splashback areas. Heated towel rail. Extractor fan. Tiled flooring. Sunken spotlights.

**Bedroom two:** Large double bedroom with window overlooking rear garden. Radiator. Feature wall panelling.

**Bedroom three:** Double bedroom with window overlooking green area to front aspect. Radiator. Feature wall panelling.

**Bedroom four:** Good size double bedroom with window overlooking rear garden. Radiator.

**Bathroom:** Three piece white suite comprising of low level WC, wash handbasin with built-in storage drawers underneath and panelled bath with shower over. Tiling to splashback areas. Heated towel rail. Tiled flooring. Obscured window to rear aspect. Sunken spotlights. Extractor fan.

### Outside

**Front:** Tarmac driveway for two vehicles, the rest is laid to lawn. Flower and shrub borders. Paved pathway leading to front door.

**Rear garden:** South/west facing aspect. Small patio area, the rest is laid to lawn with shingle borders. The garden is enclosed by mostly timber panel fencing with gated side access.

### Agents Note

The property has approximately 5 years remaining on NHBC guarantee.

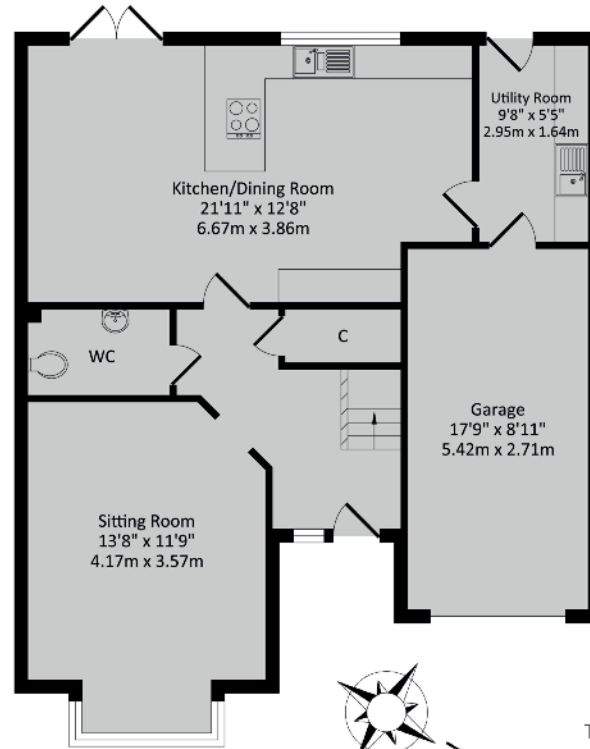
**Services:** All  
**Authority:** Cherwell District Council



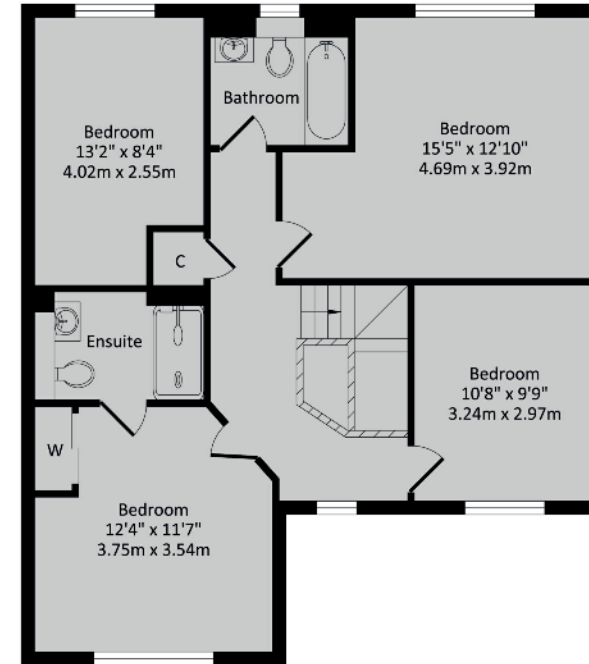




Ground Floor  
797 sq.ft. (74.0 sq.m.) approx.



First Floor  
744 sq.ft. (69.10 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1541 sq.ft. (143.10 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>93</b>
(81-91)	<b>B</b>	<b>84</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	
WWW.EPC4U.COM			

**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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Viewing: Through appointment with Stanbra Powell

