



8 Tarvers Way, Adderbury, Banbury, Oxon OX17 3FR
£475,000

**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings





An immaculate double fronted four bedroom stone detached house located on this sought after development.

Entrance hall | Cloakroom | Dual aspect kitchen/diner | Dual aspect living room | Utility room | Master bedroom with en-suite | Three further first floor double bedrooms | Bathroom | Established rear garden | Garage | Driveway for two/three vehicles

Providing generous size accommodation throughout and built to a high specification approximately 8 years ago a stone built four bedroom semi-detached home complemented by a mature and established rear garden.

Ground Floor

Canopy porch.
Front door.

Spacious entrance hall: Stairs rising to first floor. Useful understairs storage cupboard. Karndean flooring. Door to cloakroom.

Cloakroom: White suite comprising of wall hung handbasin and low level WC. Tiling to splashback areas. Extractor.

Dual aspect living room: Matching Karndean flooring. Double glazed window to front aspect. Double glazed casement doors giving access to rear garden.

From the hallway door through to kitchen/diner.

Kitchen/diner: Open-plan dual aspect room. Kitchen area comprising of bowl and a half inset sink unit and drainer. Comprehensive range of contemporary ivory fronted wall and base units. Tiling to splashback areas. Integrated stainless steel electric double oven and grill. Integrated fridge/freezer and dishwasher. Integrated 4 ring Hotpoint electric oven with stainless steel canopy extractor over. Double glazed window to rear aspect. Walkway through to utility.

Utility: Matching wall and base units. Free space and plumbing for washing machine. Wall mounted Potterton Promax Ultra gas boiler for domestic hot water and central heating. Tiling to splashbacks areas. Double glazed door to rear aspect.

First Floor

Landing: Access to insulated loft. Airing cupboard.

Master bedroom: Double bedroom with fitted wardrobes. Window to rear.

En-suite: Double width fully tiled shower cubicle. Handbasin with inset vanity unit. Low level WC. Heated towel rail. Complementary tiling to splashback areas.

Bedroom two: Double bedroom to rear aspect.

Bedroom three: Double bedroom to front aspect overlooking green and park area.

Bedroom four: Double bedroom to front aspect overlooking green and park area.

Bathroom: White suite comprising of panelled bath with mixer tap shower, fully tiled separate shower cubicle, wall hung basin and low level WC. Complementary tiling to splashback areas. Shaver socket. Heated towel rail.

Agents Note

All windows are double glazed, the windows to the front have leaded inserts.
Mains gas central heating.

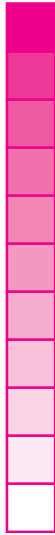
Outside

Rear garden: Established garden with stone wall and close board fencing to boundaries. Feature raised flower bed and further flower beds, shrubs and bushes. Area laid to lawn. Patio area. The garden measures approximately 30 ft x 35 ft. To rear of the garden is a gate giving access to driveway providing off road parking for two/three vehicles.

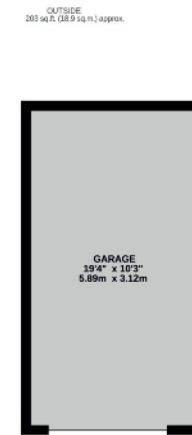
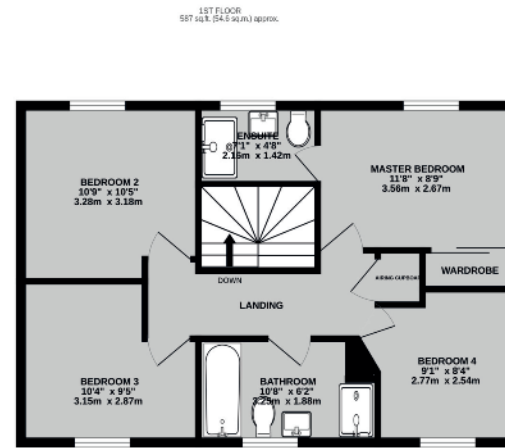
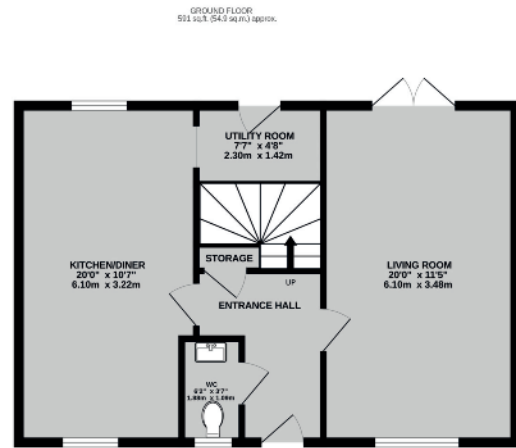
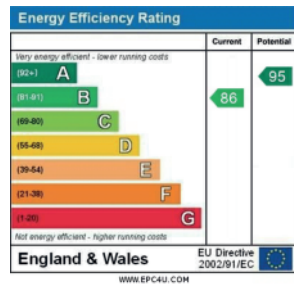
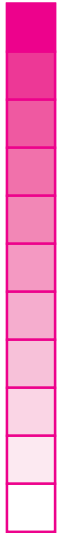
Brick built **single garage** with pitched roof. Light and power connected.

Front: Open-plan area laid to lawn. Pathway to front door.

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







TOTAL FLOOR AREA : 1381 sq.ft. (128.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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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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