



65 Nickling Road, Banbury, Oxon OX16 1AR
£565,000

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A substantial imposing and impressive stone built five bedroom three storey family home built within the last 10 years on the edge of this popular development to the north of Banbury only a short drive to picturesque villages. This spacious family home is designed to have versatile living accommodation, spacious bedrooms, and an impressive master bedroom spanning the whole of the top floor with wardrobe area and en-suite. Sitting on a corner plot the property offers a larger than average rear garden with large frontage parking for 5/6 vehicles. The property also benefits from a brick built detached double garage.

Entrance hall | Cloakroom | Kitchen/family room | Utility | Dining room | Living room | Impressive master suite with dressing area and en-suite, four further double bedrooms one with en-suite | Family bathroom | Large driveway | Rear garden | Detached double garage | Gas central heating | Double glazing

Ground Floor

Storm porch. Outside light.

Composite door leading to entrance hall.

Entrance hall: Stairs rising to first floor. Amtico flooring. Radiator. Doors to cloakroom, kitchen/family room, dining room and living room.

Cloakroom: Modern white suite comprising of low level WC and pedestal wash handbasin. Tile splashbacks. Towel radiator. Extractor fan.

Kitchen/family room: The current owners feel this space is very much the heart of the home which is split into two sections, the front section has seating area with sofa and window to front aspect. Open to kitchen. Window to rear. Two radiators. Kitchen comprising of a range of modern base and wall mounted units with Granite work surface over. Modern brick style tile splashbacks. Granite breakfast bar with seating for 4 people. Inset stainless one and a half sink with mixer taps. Fully integrated kitchen with oven, hob and extractor, dishwasher and fridge/freezer. Storage cupboard. Radiator. Door to utility. Amtico flooring.

Utility room: Amtico flooring. Fitted with the same base and wall mounted units as the kitchen. Modern tile splashbacks. Wine fridge. Radiator. Door leading onto patio.

Dining room: Light and airy room dual aspect dining room with windows to front and side. Space for a 6 seater table.

Living room: Cosy dual aspect living room with window to side. Doors onto rear patio.

First Floor

Landing: Doors leading to four bedrooms, family bathroom and stairs rising to master suite.

Bedroom one: Spacious dual aspect bedroom with windows to rear and side aspect. Radiator. Door to en-suite.

En-suite: Window to rear aspect. Modern suite comprising of spacious double shower cubicle with sliding door, tile splashbacks and Mira power shower. Low level WC. Pedestal hand washbasin with tile splashbacks. Heated towel rail. Vinyl flooring. Extractor. Downlights.

Bedroom two: Spacious double bedroom with window overlooking rear garden. Radiator.

Bedroom three: Light and airy dual aspect double bedroom with windows to front and side aspect. Radiator.

Bedroom four: Double bedroom currently used as a home office. Window to front aspect. Radiator.

Family bathroom: Window to front aspect. Modern white suite comprising of panelled bath with mixer taps and Mira power shower over. Modern tiled splashbacks. Low level WC. Pedestal wash handbasin with tiled splashbacks. Heated towel rail. Vinyl flooring. Extractor fan. Downlights.

Second Floor

From the first floor stairs to small landing with door leading to impressive **master suite** comprising of the whole second floor, incredibly spacious, generously proportioned and well laid out. Window to front and side aspect. Velux window to rear. This space comfortably fits king size bed, space for dressing tables and chest of drawers. Dressing area with window to front aspect. Radiator. Fitted with a range of deep 'Sharp' fitted wardrobes. Door to **en-suite** with Velux window. Panelled bath with mixer taps, tile splashbacks, low level WC and separate single shower cubicle with Mira shower over. Heated towel rail. Vinyl flooring. Downlights.

Outside

Front: Driveway parking for 5/6 vehicles. Large grass area with shrub borders. Paved pathway leading to front door and from garage to rear through gated access. The property is surrounded by a stone built wall with lawned area. Pathway leading to front door. Remainder is laid to slate with centre piece bush inset. Grass area to right hand side which falls into the boundary with gated access to rear. Green to the front of the property with access to dog walks.

Rear garden: Enclosed by panel fencing with gated access to both sides of the property. Rear garden is one of the largest gardens on the development, secluded feel. Large paved patio area, remainder laid to lawn with tree and shrub borders. Raised sleeper beds with planted herbs. Outside lights and tap. Pathway leading to detached double garage. Red brick built **detached double garage** with door to garden. Two up and over doors, power and light connected. Vast amount of eaves storage.

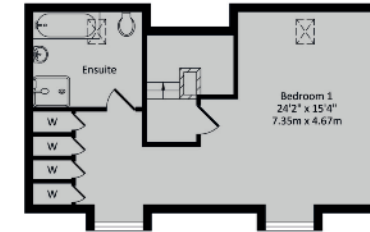
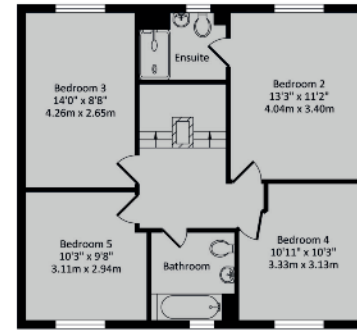
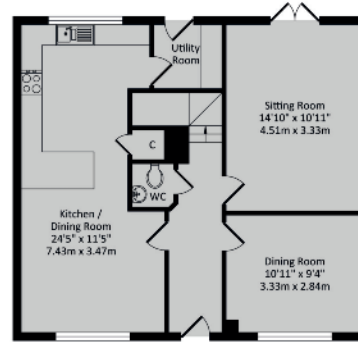
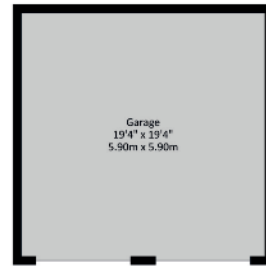






Garage 374 sq.ft. (34.80 sq.m.) approx. Ground Floor 665 sq.ft. (61.80 sq.m.) approx. First Floor 665 sq.ft. (61.80 sq.m.) approx. Second Floor 413 sq.ft. (38.40 sq.m.) approx.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B	86	
(69-80) C		
(55-68) D		
(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		



TOTAL APPROX. FLOOR AREA 2117 sq.ft. (196.80 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

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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