



6 Wheatley Close Banbury OX16 9TH
GUIDE PRICE £500,000

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





Detached property enjoying a favoured cul de sac location situated on the popular Bodicote Chase development.

Entrance Hall | Cloakroom | Living Room | Dining Room | Kitchen | Master bedroom with en suite | Three further bedrooms | Shower room | Gardens to front and rear | Double garage and driveway

Offered with no onward chain a four bedroom detached house providing generous size accommodation throughout. The property has been recently re decorated and benefits from recently installed cloakroom, en suite and shower room.

Ground Floor:

Front door

Entrance Hall: Stairs rising off to first floor

Cloakroom: Low level WC. Hand basin. Tiling to splash back areas. Tiled floor

Living Room: Window to side aspect. Sliding doors to rear aspect. Laminate flooring door to Dining Room

Dining Room: Window to rear aspect. Laminate flooring. Under stairs storage cupboard Door to rear aspect

Kitchen: Range of oak fronted wall and base units. Sink unit and drainer. Ample work surfaces. Gas hob, electric oven and extractor. Space and plumbing for washing machine. Space for Fridge / freezer. Wall mounted gas boiler. Tiled flooring. Tiling to splash back areas. Window to front. Door to side aspect.

First Floor:

Landing: Access to loft

Master Bedroom: Double bedroom to front aspect. Door to:

En suite: Modern white suite. Tiled shower cubicle. Hand basin. Low level WC. Tiled flooring. Tiling to splash back areas. Heated towel rail

Bedroom Two: Double bedroom to rear aspect.

Bedroom Three: Double bedroom to front aspect.

Bedroom Four: Generous single bedroom to rear aspect.

Shower room: Newly fitted, white suite comprising of walk in shower cubicle. Hand basin. Low level WC. Tiling to splash back areas. Tiled floor. Extractor. Heated towel rail.

Outside:

Rear Garden: Enclosed by hedgerow and fencing, giving a good degree of privacy. Mainly laid to lawn. Areas laid to shingle. Approximately 45 ft in length. Pathway to side of property.

Double Garage: Up and over door to front. Light and power connected. Outside tap.

Front: Tarmac driveway leading to garage. Areas laid to lawn. Pathway to front door.

Services: ALL

Council Tax Banding: E

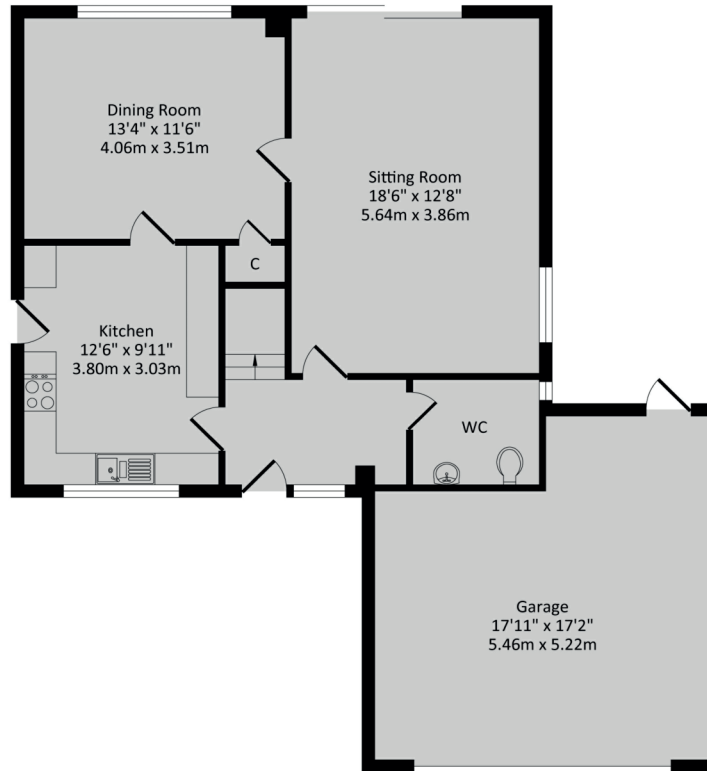
Authority: Cherwell District Council

Directions: From Banbury Cross proceed south on the Oxford Road and upon reaching the flyover, turn left into Bankside, first left again into Chatsworth Drive and first left into Elton Road and Homestead Road is the first turning on the left.

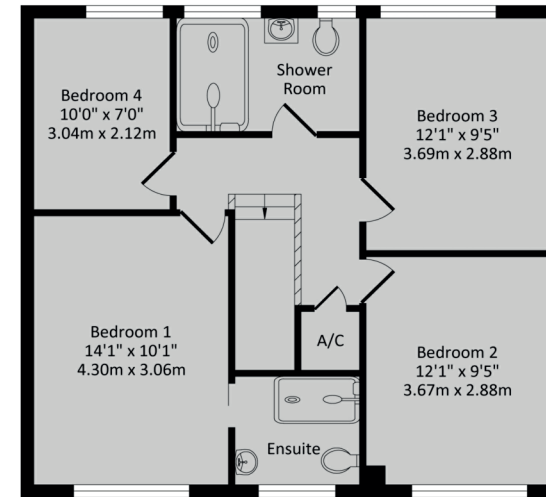




Ground Floor
 916 sq.ft. (85.10 sq.m.) approx.



First Floor
 639 sq.ft. (59.40 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		83
(81-91)	B		
(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 1555 sq.ft. (144.50 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 Any applicants must satisfy themselves with the condition of any central systems, fitted gas fires, showers or any other installations (where Also all measurements should be taken as approximate, although every care taken in their accuracy. These details contained hereon are for purposes only and do not form the basis of a

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Viewing: Through appointment with Stanbra Powell

