



24 Waller Drive, Banbury, Oxon OX16 9NR
£599,950

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Powell** | Estate Agents
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Property Lettings





An impressive enlarged detached executive home providing excellent size and versatile accommodation throughout.

Entrance hall | Ground floor cloakroom | Dual aspect living room | Large kitchen/dining/family room | Utility | Three first floor bedrooms | Full bathroom | Landscaped rear garden | Garden to front | Driveway | Single garage and store

Providing spacious accommodation, a three bedroom (formerly four bedroom) detached house located on this popular development on the western edge of Banbury. The property has been upgraded to a high specification by the present vendors and is complemented by a mature and established landscaped rear garden.

Ground Floor

Canopy porch. Front door. **Entrance hall:** Stairs rising off to first floor. Amtico flooring. Door through to cloakroom.

Cloakroom: Low level WC. Handbasin with inset vanity unit. Tiling to splashback areas. Double glazed window to front aspect. From the hallway door through to dual aspect living room.

Living room: Feature UPVC bi-fold doors to rear. Window to side. Double windows to front. The vendor currently uses part of this living room as a study. From the hallway semi glazed oak doors giving access to open-plan kitchen/family/dining room.

Kitchen/dining family room: Kitchen area comprises of substantial comprehensive range of contemporary wall and base units. Complementary tiling to splashback areas. Quartz work surfaces. Inset sink unit and drainer. Integrated AEG 5 ring gas hob with extractor over. Feature island unit with breakfast bar. Integrated fridge. Neff integrated double ovens. Integrated dishwasher. Amtico flooring. Recessed spotlights. Semi-vaulted ceiling. Bi-fold doors to rear. Two double glazed windows to front. Window overlooking garden. Two Velux sky light windows to rear. Door through to utility.

Utility: Comprehensive range of contemporary wall and base units. Ample work surfaces. Free space and plumbing for washing machine. Inset sink unit. Space for American style fridge/freezer. Vinolay flooring. Window and door to rear. Door through to garage.

Single garage and store area: Two up and over doors to front. Wall mounted Worcester gas boiler for domestic hot water and central heating. Pitched roof. Offers further scope to extend subject to necessary planning permissions. Light and power connected.

First Floor

Landing: Double glazed window to front aspect. Access to loft. Cupboard housing hot tank and immersion heater. Door to master bedroom.

Dual aspect master bedroom (formerly two bedrooms) with double glazed window to front and to rear.

Bedroom two: Double bedroom to rear aspect. Fitted wardrobe.

Bedroom three: Double bedroom to front aspect.

Bathroom: Contemporary white suite fitted to a high specification comprising of panelled bath, fully tiled shower cubicle, low level WC and wash handbasin with inset vanity unit. Fully tiled walls and floor. Recessed spotlights. Extractor. Two windows to rear aspect. Heated towel rail.

Agents Note

All internal doors are solid Oak.
1000 mb for Fast Fibre Broadband installed approximately Feb 2023.

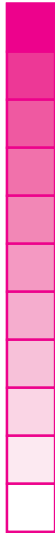
Outside

Rear garden: Fully enclosed by close board and fencing. Laid to lawn. Mature trees, shrubs and bushes. Feature raised patio, further patio. Outside taps. Outside lights. Hardstanding for shed. Access front to back via wooden gate. The garden measures 60 ft in width x approximately 35 ft in depth.

Front: Areas laid to lawn. Pathway to front door. Hedgerow to front boundary. Areas laid to shingle. Electric car charging point.

Tarmac driveway to the side of the property providing off road parking for two vehicles leading to garage.

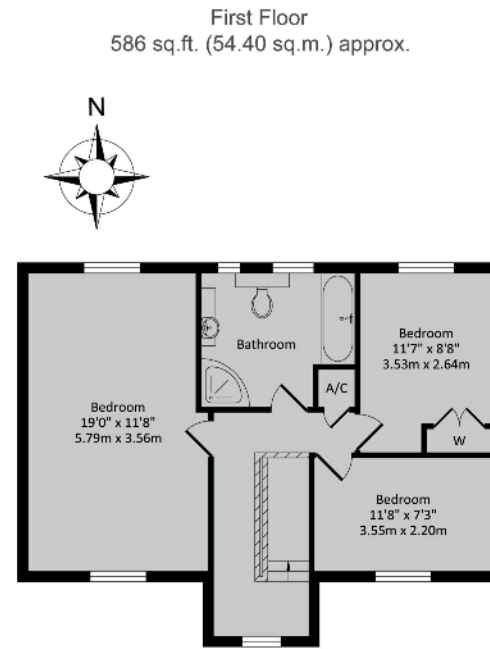
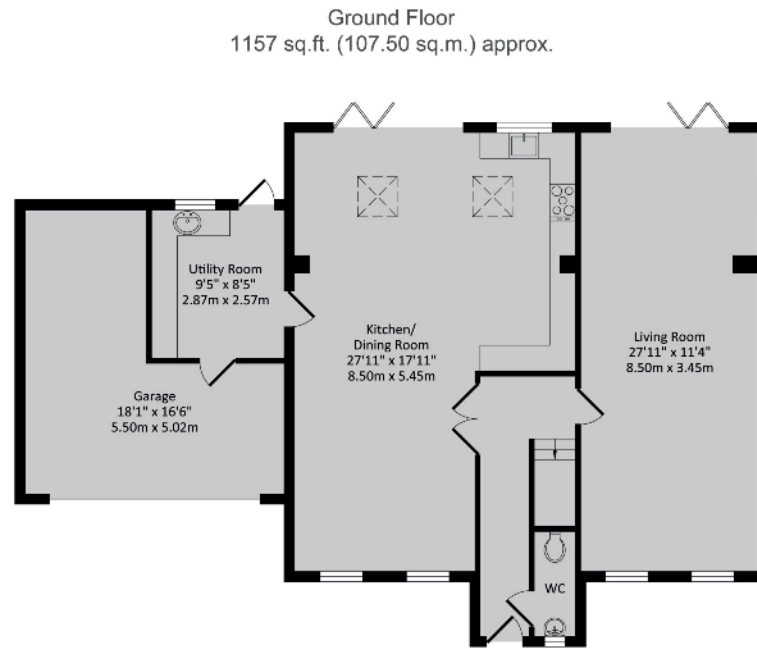
Services: All
Council Tax Banding: E
Authority: Cherwell District Council
Directions: From Banbury Cross proceed south west on the A361 Chipping Norton Road and upon leaving the town, Waller Drive is on the right hand side.







| Energy Efficiency Rating | | |
|--|---------|-------------------------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) | A | 82 |
| (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 | | |



TOTAL APPROX. FLOOR AREA 1743 sq.ft. (161.90 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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