



13 Dean Close, Banbury, Oxon OX16 3WA
£335,000

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





An extremely well presented and extended three bedroom home

Entrance hall | Cloakroom | Living room | Large open-plan kitchen/dining/family room | Three bedrooms | Refitted bathroom | Garage | Driveway | South facing landscaped rear garden

Located within easy walking distance of the railway station, town centre and offering good access to many other local amenities is this extremely well presented and extended three bedroom home. The property has been extended by the current owners and benefits from a large kitchen/dining/family room to the rear with bi-folding doors, refitted bathroom suite, south facing landscaped rear garden, driveway and garage to front of the property. Viewing is highly recommended.

Ground Floor

Composite door to entrance hallway.

Entrance hallway: Engineered oak flooring. Traditional radiator. Stairs rising to first floor. Understairs storage cupboard.

Cloakroom: Two piece white suite comprising of low level WC and wash handbasin. Traditional style radiator. Tiling to splashback areas. Window to front aspect. Engineered oak flooring.

Glazed door to living room.

Living room: Engineered oak flooring. Vertical traditional style radiator. Window overlooking front aspect. Sliding doors to kitchen/family/dining room.

Kitchen/dining/family room: Extended by the owners in 2018. Range of modern base and eye level units with soft close doors. Quartz work surfaces. Various built-in appliances including fridge and freezer, oven, washing machine and dryer and dishwasher. Four ring induction hob with built-in extractor. Built-in sink unit with instant hot tap. Two large utility cupboards. Tiled flooring. Two upright traditional style radiators. Sunken spotlights throughout the room. Traditional drop lighting over dining area. Three Velux windows providing an excellent amount of light into the room. Bi-fold doors leading to garden.

First Floor

Landing: Access to all first floor accommodation. Window to side aspect. Access to loft. Airing cupboard housing Worcester combi boiler (installed in 2018 and regularly serviced).

Bedroom one: Good size double bedroom with built-in concertina mirrored wardrobes. Window to front aspect. Radiator.

Bedroom two: Good size double bedroom with window overlooking rear garden. Built-in wardrobes with concertina mirrored doors.

Bedroom three: Excellent size single bedroom with window overlooking rear garden.

Bathroom: Refitted white suite comprising of low level WC, wash handbasin with waterfall tap and P-shaped bath with rainfall shower head and separate shower attachment. Tiling to splashback areas. Heated towel rail. Tiled flooring. Window to front aspect. Extractor.

Outside

Front: Tandem driveway for approximately two vehicles leading to garage. Pathway leading to front door, either side are areas laid to lawn which could be altered to additional parking if required. Bin store. Gated side access. Covered porch area. Outside light.

Rear garden: Large paved patio area. South facing garden. Laid to lawn area and shingled seating area. Enclosed by timber panel fencing and brick wall. Gated side access. Outside tap.

Single brick built **garage** with pitched roof. Metal up and over door. Power and light connected. Storage into the eaves.

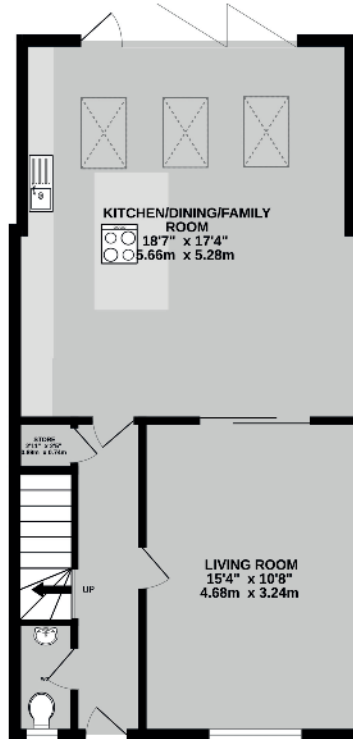
Services: All Council Tax Banding: C
Authority: Cherwell District Council
Directions: From Banbury Cross proceed east through the High Street and into George Street; continue to the main traffic lights and turn left into Upper Windsor Street. Continue to the next set of traffic lights and turn right onto Bridge Street and continue over the next set of traffic lights going over the railway bridge and into the Middleton Road. Continue over two mini-roundabouts and at the next set of traffic lights turn left into the Old Daventry Road. Continue into Manor Road and turn right at the mini-roundabout into Grimsbury Green and first right into Dean Close.



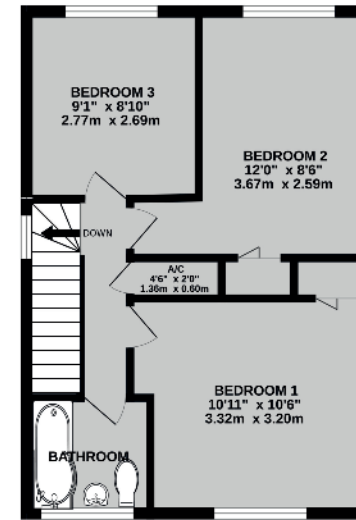


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

GROUND FLOOR
564 sq.ft. (52.4 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA - 976 sq.ft. (90.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchase. The services, systems and apparatus shown here are not tested and no guarantee as to their operability or efficiency can be given.
 Made with: Metropac EPC024

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.

5/6a Horsefair, Banbury,
 Oxon OX16 0AA
 t: 01295 221100
 e: post@stanbra-powell.co.uk

Viewing: Through appointment with Stanbra Powell



stanbra-powell.co.uk

