



6 Heathcote Avenue, Banbury, Oxon OX16 9TP
£575,000

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Located on the popular Bodicote Chase development and occupying an impressive corner plot is this extremely well presented and spacious detached family home, enjoying a favoured cul-de-sac position. The current owners have cleverly reworked the property to offer a larger kitchen, separate dining room and the addition of a single garage, there is an abundance of parking to the front of the property. The rear garden is enclosed and private. As a corner plot there is an additional space to the left hand side of the property which could benefit from further development or an additional dwelling such as a home office. The property is within walking distance to local schools, shops and amenities and easily accessible to Banbury town centre and railway station. The property is on the south side of Banbury giving easy access to Oxford.

Entrance hall | Cloakroom | Dining room | Extended kitchen | Utility | Living room | Four bedrooms, en-suite to master | Family bathroom | Garage | Rear garden | Gas central heating

Ground Floor

Composite part double glazed door leading to spacious entrance hall.

Large entrance hall: Window to side aspect. Door to cloakroom. Access to kitchen, dining room and living room. Stairs rising to first floor. Radiator.

Cloakroom: Window to front aspect. Modern fittings include low level WC and wash handbasin set into vanity unit with storage below and shelving over. Radiator. Laminate wood flooring.

Dining room (formerly the garage) now an impressive and spacious dining room with window to front aspect. Radiator. Space comfortably for a 6 seater dining table. Concertina door leading to entrance hall and stairs. Door leading to kitchen. Laminate wood flooring.

Extended kitchen creating impressive space. Window overlooking rear garden. Fitted with a range of modern base and wall mounted units with storage and drawers, work surface over. One and a half ceramic sink with mixer taps. Modern brick style tiled splashbacks. Space for Range oven with built-in extractor. Integrated fridge. Integrated dishwasher. Storage cupboard. Radiator. Tiled flooring. Downlights. Door leading to large pantry cupboard. Door to utility.

Utility which has been added to the property behind the garage. Door to rear garden. Windows. Tiled flooring. Fitted with a range of base level units with work surface over. One and a half stainless steel sink drainer with mixer taps. Space for white goods including washing machine, dishwasher and upright fridge/freezer. Downlights. Door to garage.

Garage with up and over door. Brick construction with pitched roof and boarded loft space above. Power and light.

Living room: Access from hallway. Double doors. Large bay style window overlooking front. Dual aspect lounge with patio doors, two windows either side. Feature fireplace with electric living flame fire. Two radiators.

First Floor

Spacious and light first floor landing. Window to front aspect. Two radiators. Access to loft.

Master bedroom: Well-proportioned double bedroom with large window. The current owners have cleverly fitted an en-suite via concertina door.

En-suite: Roof window. Corner shower cubicle with Mira Sprint electric shower and glass sliding doors. Modern tile splashbacks. Low level WC. Wall mounted wash handbasin with tiled splashbacks. Vinyl flooring.

Bedroom two: Window overlooking rear garden. Radiator. Spacious double bedroom with built-in storage cupboard.

Bedroom three: Good size double room with window overlooking rear garden. Radiator. Built-in storage.

Bedroom four: Small double or spacious single room. Window to front aspect. Radiator. Built-in storage.

Family bathroom: Window to rear aspect. Refitted with modern suite comprising of deep panelled bath with centre taps, glass shower screen with integrated shower over and modern tiled splashback, large wash handbasin with two storage drawers below and low level WC. Continuing part tiled splashbacks. Radiator. Heated electric wall mounted towel rail. Vinyl flooring.

Outside

Impressive rear garden enclosed by panel fencing with gated side access. Paved patio area for seating. The remainder is mainly laid to lawn. Established tree, hedge and shrub borders offering a certain level of privacy.

Area to side of the property giving access to front via wooden gate, this area is currently used for storage with sheds, and could have potential to extend the current property or add in an additional building such as home office or gym.

Front: Driveway with brick borders. Parking for two/three vehicles. Lawned area with mature shrub borders and mature trees. Pathway to rear via wooden gate. This area could be used for additional parking if required.

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





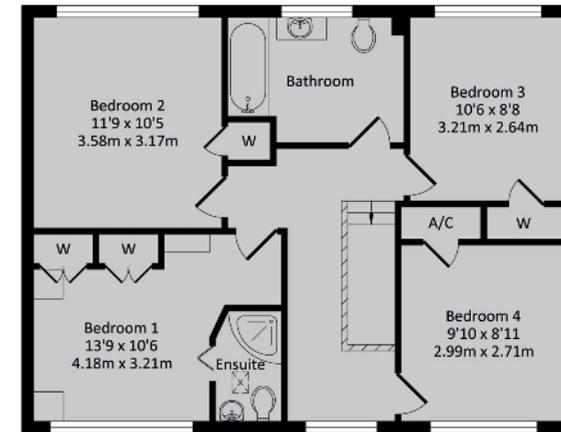
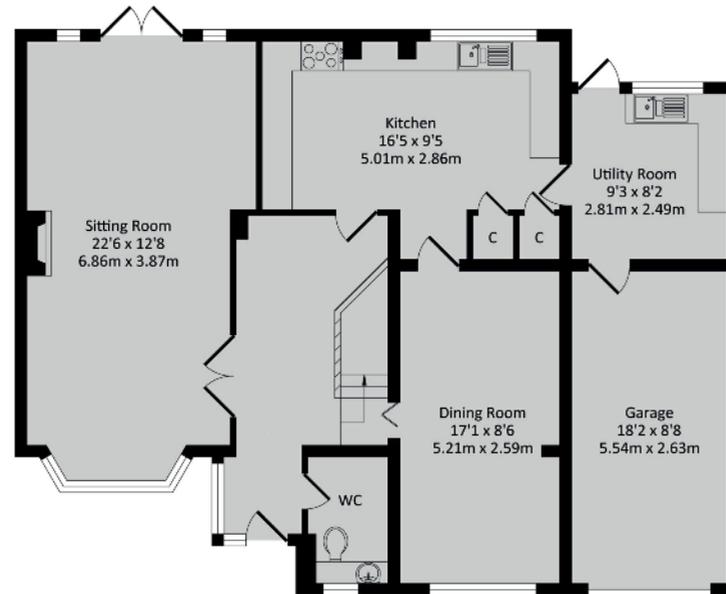


Ground Floor
 1069 sq.ft. (99.30 sq.m.) approx.



First Floor
 663 sq.ft. (61.60 sq.m.) approx.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)		83
A		
(81-91)		
B		
(69-80)		
C	71	
(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 1732 sq.ft. (160.90 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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