



28 Danvers Close, Broughton, Banbury, Oxon OX15 5DX
£375,000

Stanbra
Powell

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Property Lettings





A three bedroom detached village home with large rear garden.

Entrance porch | Entrance hallway | Cloakroom | Living/dining room | Kitchen | Conservatory | Utility area | Three bedrooms | Bathroom | South facing large rear garden | Garage | Driveway

Located in the much sought after village of Broughton is this three bedroom detached family home. The property boasts a 118 ft south facing rear garden as well as living/dining room, conservatory, kitchen, cloakroom, three well-proportioned bedrooms, bathroom, driveway and garage. The property has great potential to improve and extend subject to necessary planning permissions.

Ground Floor

Entrance via UPVC double glazed door to entrance porch. UPVC double glazed windows to front aspect. UPVC double glazed door to entrance hallway.

Entrance hall: Radiator. Understairs storage cupboard. Stairs rising to first floor.

Cloakroom: Low level WC. Radiator. Tiled floor. UPVC double glazed obscured window to front aspect.

Living/dining room: Two radiators. UPVC double glazed box bay window to front aspect. Gas fire with stone surround. Sliding double glazed door leads to conservatory.

Conservatory: Built of brick and UPVC construction with polycarbonate roof. This room is currently used as a dining room. Windows on all sides. Double doors leading to garden. Radiator.

Kitchen: Range of base and eye level units with laminate worktop. Tiling to splashback areas. Built-in sink unit. Space for gas cooker. Space for fridge/freezer. Space for slim-line dishwasher. Wall mounted Worcester boiler (approximately 6 years old). UPVC double glazed window overlooks rear garden. Door to utility room.

Utility room: Built of brick and UPVC construction with flat roof. Windows on two sides, double glazed door leading to patio area. Space and plumbing for washing machine and dryer. Tiled floor.

First Floor

Landing: Large UPVC double glazed window to side aspect. Access to loft. Airing cupboard housing hot water tank.

Bedroom one: Good size double bedroom with fantastic view of the rear garden. Built-in wardrobe. Radiator.

Bedroom two: Double bedroom with UPVC double glazed window to front aspect overlooking fields. Radiator.

Bedroom three: Good size single bedroom with door to airing cupboard with additional shelving. UPVC double glazed window overlooks rear garden. Radiator.

Bathroom: Three piece suite comprising of low level WC, wash handbasin and panelled bath with shower attachment over. Fully tiled walls. Radiator. UPVC double glazed obscured window to front aspect.

Outside

Front: Block paved driveway for approximately three/four vehicles. Steps lead up to front door. Raised shingle area.

Rear garden: South facing aspect measuring approximately 118 ft in length. Block paved patio area. Steps lead to main section of the garden which is mostly laid to lawn with pathway running to the side. Mature hedges flank the lawn area. Raised flower beds, enclosed by stone. Secondary shingled area offers a further seating area. Shingle pathway leading through an arch to second area laid to lawn. Large shed. Pergola with decked seating area. The garden is enclosed mostly by timber panel fencing and hedging. Gated side access. Outside tap.

Single garage: Metal up and over door. Power and light connected. UPVC double glazed obscured window into utility area. Wall mounted trip switch fuse box.

Agents Note

Many properties in this area have extended to the rear and side of the property, this could be a great option for a long term family home (subject to planning permission).

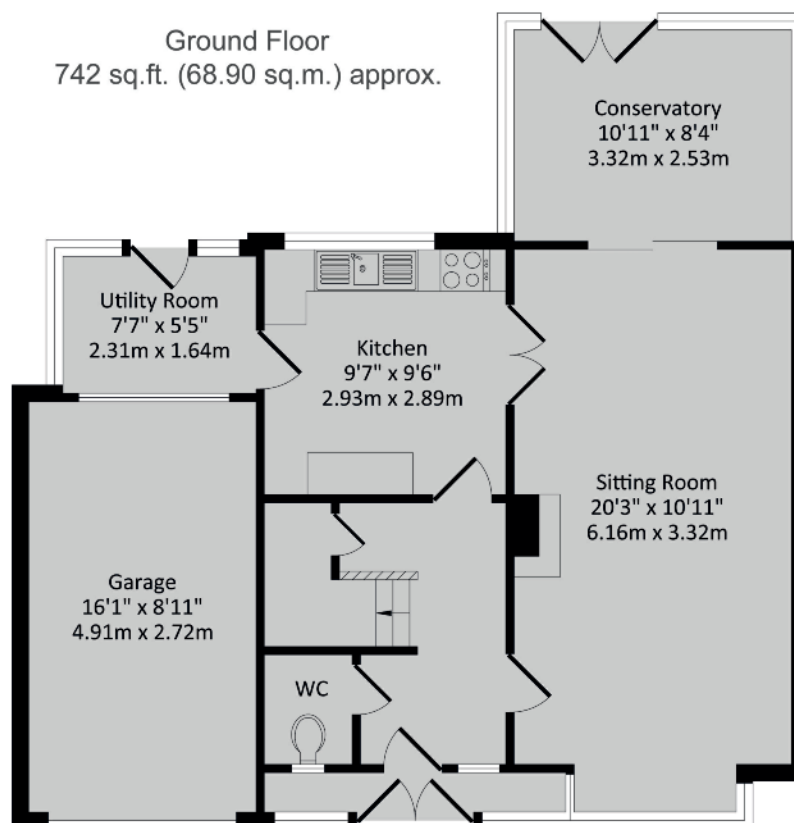
Services: All Council Tax Banding: D
Authority: Cherwell District Council

Directions: Directions: From Banbury Cross proceed west along West Bar and continue into the Broughton Road; proceed along this road and over the roundabout, passing the North Newington Social Club and into the village of Broughton. Take the first left turn into Danvers Road and Danvers Close is on the right hand side.

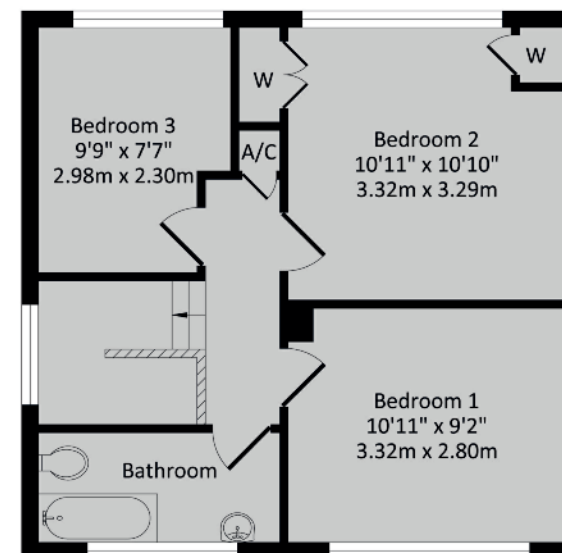




Ground Floor 742 sq.ft. (68.90 sq.m.) approx.



First Floor 419 sq.ft. (38.90 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1161 sq.ft. (107.80 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 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.

Viewing: Through appointment with Stanbra Powell



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