



10 Keepers Close, Banbury, Oxon OX16 9XE  
Guide Price £525,000

**Stanbra  
Powell** Estate Agents  
Valuers  
Property Lettings







## *An extremely well presented four bedroom detached family home.*

**Entrance hallway | Cloakroom | Study | Living room | Large kitchen/dining/family room | Utility room | Four double bedrooms, en-suite to master | Family bathroom | Single garage | Driveway | Good size south/west facing rear garden | Edge of the development | Close to many amenities**

Located on very edge of this sought after development is this four bedroom detached family home. Built approximately 2 years ago by Barratt Homes, this property occupies a cul-de-sac location on the edge of the development overlooking Salt Way. The property is presented in excellent order throughout and benefits from driveway with ample parking, single garage, living area, study and a large kitchen/dining/family room, four double bedrooms en-suite to master and a larger than average south/west facing rear garden. Viewing is highly recommended.

### Ground Floor

Access via composite door to entrance hallway.

**Spacious hallway:** Amtico flooring. Cupboard housing internet hub. Area for coats and shoes. Radiator. Stairs rising to first floor.

**Study:** Plenty of wall space. UPVC double glazed window to front aspect overlooking green area. Radiator.

**Cloakroom:** Two piece white suite comprising of low level WC, corner wash handbasin. Heated ladder towel rail. Tiling to splashback areas. Extractor fan.

**Good size living room:** Two radiators. UPVC double glazed window overlooking green area.

**Kitchen/dining/family room:** Amtico flooring throughout. Two radiators. Family area with plenty of space for sofa and TV units. UPVC double glazed window overlooking rear garden. Dining area with room for large table and chairs. UPVC double glazed windows and double doors overlooking patio area. Understairs storage cupboard. Kitchen area: Range of modern base and eye level units with laminate worktop. Built-in appliances include fridge/freezer, oven with 4 ring gas hob and extractor hood above, dishwasher, stainless steel sink unit with swan neck tap. UPVC double glazed window overlooking rear garden.

**Utility room:** Laminate worktop. Cupboard housing boiler. Built-in washing machine. Space for dryer. Radiator. Amtico flooring. Further cupboard storage. Composite door leading to driveway. Wall mounted metal fuse box.

### First Floor

**Landing:** Radiator. Access to loft. Large airing cupboard housing hot water tank, shelving.

**Bedroom one:** Good size double bedroom with built-in triple wardrobe with sliding mirrored doors. UPVC double glazed window to side aspect. Radiator. Two UPVC double glazed windows overlook green area to front aspect.

**En-suite:** Three piece white suite comprising of low level WC, wash handbasin and double shower cubicle with Bar shower over. Tiling to splashback areas. Extractor fan. Wall mounted heated ladder towel rail.

**Bedroom two:** Excellent size double bedroom with built-in triple wardrobe, mirrored doors. Further storage cupboard over the stairs. Radiator. UPVC double glazed window overlooks green area to front aspect.

**Bedroom three:** Good size double bedroom. UPVC double glazed window overlooking rear garden. Radiator. Built-in double wardrobe with sliding doors.

**Bedroom four:** Double bedroom. UPVC double glazed window overlooking rear garden. Radiator. Double wardrobe with sliding doors.

**Bathroom:** Three piece white suite comprising of low level WC, wash handbasin and panelled bath with Bar shower over. Tiling to splashback areas. Heated ladder towel rail. UPVC double glazed obscured window to rear aspect.

### Outside

**Front:** Paved patio pathway leading to front door. **Block paved driveway** for approximately two vehicles. Additional space allocated to the property which is opposite the driveway. The remainder of the front is mostly laid to lawn enclosed by hedging.

**Rear garden:** South/west facing aspect, a larger than average garden for the area. Paved patio area, the rest of the garden is mostly laid to lawn enclosed by timber panel fencing. Outside power point. Outside tap. Gated side access leading to driveway.

**Single garage:** Brick built with metal up and over door. Storage into the roof space. Power and light connected.

**Service Charge:** £150.00 annual fee, new annual fee will be £170.00.

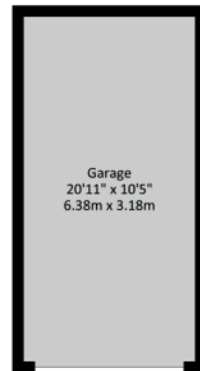
**Services:** All  
**Authority:** Cherwell District Council



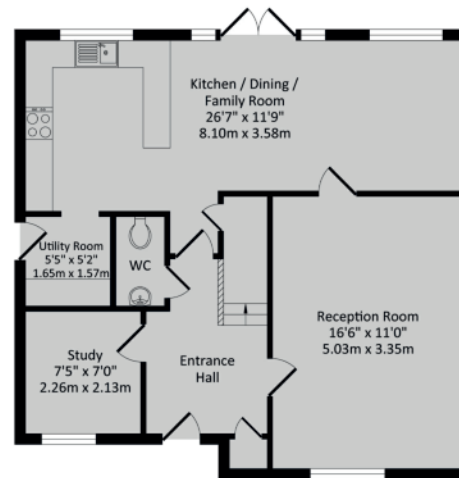




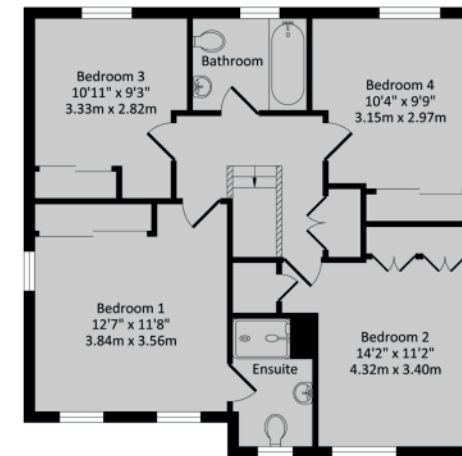
Garage  
221 sq.ft. (20.50 sq.m.) approx.



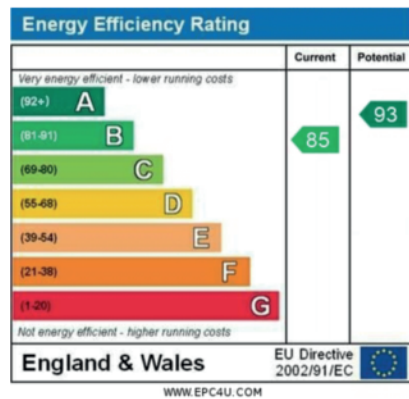
Ground Floor  
666 sq.ft. (61.85 sq.m.) approx.



First Floor  
666 sq.ft. (61.85 sq.m.) approx.



**TOTAL APPROX. FLOOR AREA 1553 sq.ft. (142.20 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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