



24 Nursery Drive, Banbury, Oxon OX16 2LY
'Guide Price' £475,000

Stanbra
Powell

Estate Agents
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Property Lettings





An individual detached property occupying generous size plot benefiting from substantial workshop and parking to the rear.

Entrance porch | Entrance hall | Living room | Further sitting room | Dining room | Kitchen | Utility | Cloakroom | Master bedroom with en-suite, two further bedrooms | Bathroom | Garage | Driveway | Mature and established rear garden | Substantial workshop | Car port | Gas central heating | Solar panels

Located in a sought after area of Banbury within walking distance of many amenities, an enlarged three bedroom detached house providing generous size accommodation throughout.

Ground Floor

Double glazed front door.

Entrance porch: Tiled floor. Door to spacious entrance hall.

Entrance hall: Stairs rising to first floor. Understairs storage cupboard. Door through to living room.

Living room: Feature cast iron log burner. Double glazed window to front. Double doors giving access to sitting room.

From the hallway door through to kitchen.

Kitchen: Stainless steel inset sink unit and drainer. Comprehensive range of light wood fronted wall and base units. Ample work surfaces. Free space for fridge. Free space for freezer. Space for cooker. Tiled effect flooring. Thermostat for heating and programmer. Useful understairs storage cupboard. Walkway through to **sitting room** with casement doors giving access to dining room.

Dining room: Tiled floor. Windows overlooking garden. Sliding patio doors giving access to garden. Wall lights. Radiator. Recessed spotlights.

From the kitchen, door through to utility.

Utility room: Sink unit and drainer. Free space and plumbing for washing machine. Space for tumble dryer. Range of wall mounted units matching kitchen. Recessed spotlights. Tiled floor. Door giving access to garden. Door to cloakroom.

Cloakroom: Low level WC and handbasin. Double glazed window to side. Matching flooring.

Boiler room with floor mounted Potterton gas boiler for domestic hot water and central heating. Tiled flooring.

From the utility door through to single garage.

Garage: Double doors to front. Radiator. Electric heater. Light and power. Access to loft.

First Floor

Landing: Spacious landing with window to side aspect. Access to loft which is half boarded, with light and ladder.

Master bedroom: Double bedroom to front aspect. Door giving access to en-suite.

En-suite: All walls are fully tiled. Shower cubicle. Pedestal handbasin. Low level WC. Tiled flooring. Heated towel rails. Extractor fan.

Bedroom two: Double bedroom to rear aspect. Airing cupboard housing hot water tank and immersion heater.

Bedroom three: Generous single bedroom to front aspect.

Bathroom: Contemporary white suite comprising of P-shaped panelled bath with rainfall shower unit which is radio controlled, additional mixer tap shower, handbasin and low level WC. Tiling to splashback areas. Heated towel rails. Extractor fan.

Outside

Rear garden: Enclosed by fencing providing a good degree of privacy. Outside tap. Outside power point. Access front to back via pathway and gate. Large patio area. Substantial area laid to lawn. Hardstanding for shed. Vegetable patch. The garden measures 70 ft in length.

Substantial brick built workshop with light and power. Single metal up and over door. Pitched roof with Solar Edge 2.4 KW Solar system which provides electricity for the house and garage.

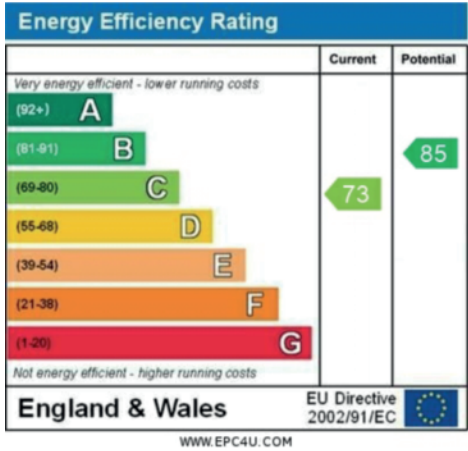
Large car port with space for further vehicles and motor home. Further parking in front of the garage. Rear boundary has double gates allowing rear access to Nursery Lane. The property enjoys vehicular access right of way along Nursery Lane to gain access to the workshop and car port.

Front: Block paved driveway providing off road parking for several vehicles.

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







Outbuilding
300 sq.ft. (27.90 sq.m.) approx.

Ground Floor
903 sq.ft. (83.90 sq.m.) approx.

First Floor
518 sq.ft. (48.10 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1721 sq.ft. (159.90 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.

Viewing: Through appointment with Stanbra Powell



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