



47 Delapre Drive, Banbury, Oxon OX16 3WP
£435,000 Freehold

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



A deceptively spacious and well presented detached house, complemented by an established rear garden.

Entrance Hall | Cloakroom / WC | Dual aspect Living room | Dining room | Kitchen | Conservatory | Family room / Ground floor Bedroom | Utility room (formerly garage) | Master Bedroom with en - suite | Two further first floor bedrooms | Bathroom | Private rear garden | Store (formerly garage) | Blocked paved Driveway | Garden to front

Located on the east side of Banbury, within comfortable walking distance of the town centre and further amenities, an enlarged 3/4 bedroom detached house. The property provides excellent ground floor accommodation and provides three well proportioned first floor bedrooms.

Ground Floor:

Canopy Porch.

Entrance Hall: Stairs rising off to first floor.

Cloakroom / WC: Contemporary white suite comprising of Low level WC. Wall hung hand basin. Tiling to splash back areas.

Living Room: Dual aspect room. Windows to front aspect. Patio doors giving access to rear garden.

Feature living flame gas fire. **Dining room:** Window to front aspect.

Kitchen: Comprehensive range of light wood fronted wall and base units. Ample work surfaces. Tiling to splash back areas. Stainless steel sink unit and drainer. Neff four ring electric hob with double oven and grill. Extractor. Integrated freezer. Space and plumbing for dishwasher. Space for fridge/freezer.

Family room / Ground floor Bedroom: Double doors giving access to garden.

Conservatory: Brick construction with glass roof.

Windows over looking garden. Double doors giving access to garden.

Utility Room : (Formerly part of garage) Sink and drainer. Range of base units. Space and plumbing for washing machine. Space for tumble dryer. Tiling to splash back areas. Extractor. Access to loft. Storage cupboard. Further cupboard housing Ideal gas boiler installed in 2018.

Store room: (Formerly garage) Remote, roller garage door. Light and power.

First Floor:

Landing: Access to insulated loft via pull down ladder

Master Bedroom : Double bedroom with fitted wardrobes.

En Suite: Installed to a high specification. Double width shower cubicle. Hand basin. WC. Fully tiled. Heated towel rail.

Bedroom 2 : Double bedroom to front aspect.

Bedroom 3: Generous single bedroom to rear aspect.

Bathroom: Contemporary white suite comprising of, tiled bath . Hand basin. Low level WC. Tiling to splash back areas. Heated towel rail

All windows and doors are UPVC double glazed.
Gas radiator heating with radiators in all rooms.

Outside:

Rear garden: Enclosed by brick walling and fencing giving a good degree of privacy. Mature and established. Shrubs, trees and bushes. Feature raised pond. Water feature. Decking area. Area laid to lawn. Shingle area. Power point. 35 ft x 35ft approximately. Large timber workshop. Access to front via pathway and gate.

Front garden: Block paved driveway. Areas laid to shingle. Hedgerow to boundaries. Pathway to front door.

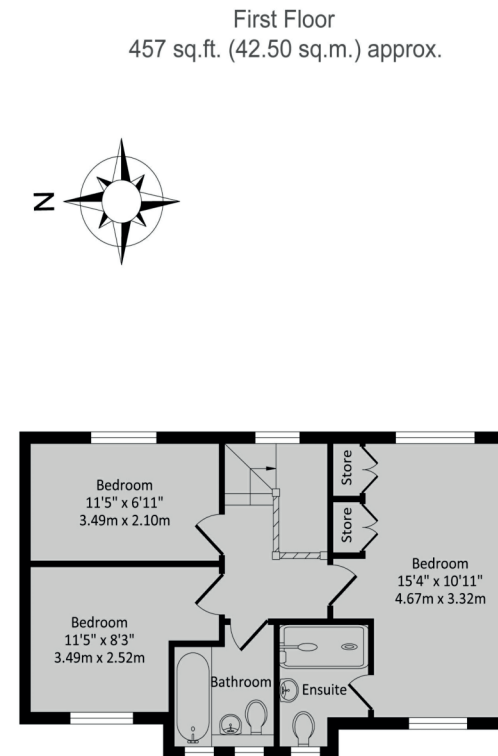
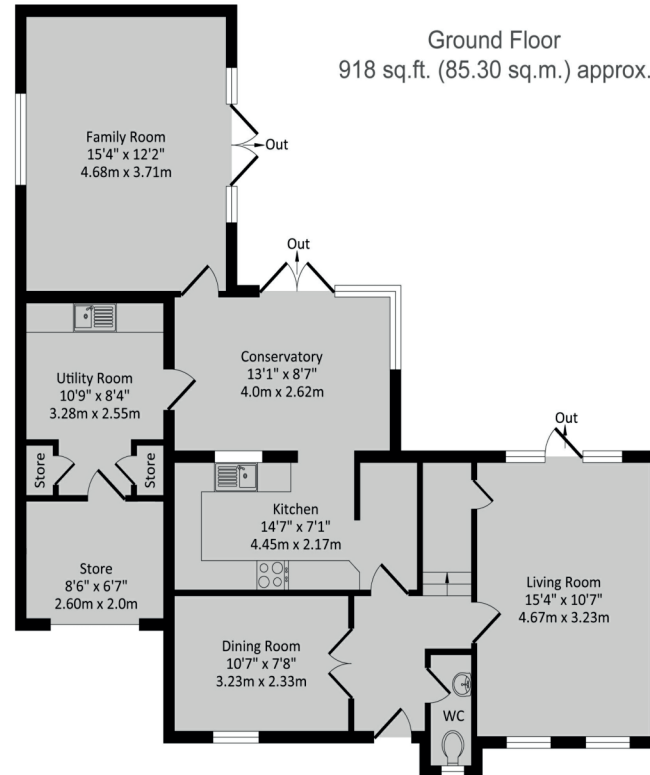
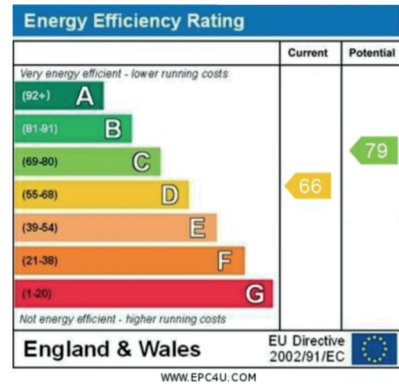
Services: ALL

Council Tax Banding: E

Authority:Cherwell District Council.







TOTAL APPROX. FLOOR AREA 1375 sq.ft. (127.80 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 Any applicants must satisfy themselves with the condition of any central systems, fitted gas fires, showers or any other installations (where Also all measurements should be taken as approximate, although every care taken in their accuracy. These details contained hereon are for purposes only and do not form the basis of a

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