



89 Sinclair Avenue, Banbury, Oxon. OX16 1BQ
Guide Price £425,000

Stanbra
Powell

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Property Lettings





An extremely well presented and extended three bedroom family home.

Entrance hallway | Living room | Large kitchen/ dining/ family room | Utility room | Downstairs cloakroom | Three bedrooms | Refitted bathroom | 114 foot rear garden | Driveway | Garage

Located in the popular Hillview development on the north side of Banbury with access to many local amenities, including good local schools and shops, is this extremely well presented three bedroom family home. The property benefits from a large rear extension, offering a fantastic kitchen/dining/family space. The property also benefits from a beautifully landscaped rear garden measuring in excess of 100ft, utility room, downstairs cloakroom, living room, three well proportioned bedrooms, bathroom, driveway. Viewing is highly recommended.

Access via composite front door (fitted in 2018) to:

Ground Floor

Entrance hallway: Tiled plank effect flooring, stairs rising to first floor, wall mounted radiator.

Living room: Spacious living room with wall mounted radiator, UPVC double glazed bay window to the front aspect, laminate wood flooring, chimney breast.

Kitchen/Dining/Family room: Extended in 2018, this room offers exceptional space, ideal for families. In the kitchen area there is a range of modern gray high gloss base and eye level units with part laminate work tops, modern tiling to splashback areas with mosaic border. A central island houses the hob with integrated extractor fan, other integrated appliances include one and a half bowl stainless steel sink unit, dishwasher, oven, microwave and warming drawer. Space for fridge freezer. The dining space has a substantial amount of room for large dining table and chairs. There are four delux windows, sunken spotlights and steel bifold doors, leading onto rear patio, vertical radiator, UPVC double glazed window to side aspect. The flooring throughout is plank effect tiled flooring. There is also a seating area, ideal for a sofa suite with another vertical radiator and sunken spotlights.

Utility room: Space and plumbing for washing machine and dryer with worktop space above, wall paneling, plank effect tiled flooring. Sunken spotlights, metal trip switch fuse box, wall mounted radiator. Door to garage storage.

Downstairs/cloakroom: Low level WC, wash hand basin with built in storage underneath and tiling to splashback areas, heated towel rail, plank effect tiled flooring, sunken spotlights.

First Floor

Landing: Doors to all first floor accommodation. UPVC double glazed window to the side aspect. Access to loft with pull down ladder, light and part boarded.

Bedroom one: Excellent sized double bedroom with UPVC double glazed window overlooking the rear garden. Wall mounted radiator.

Bedroom two: Double bedroom with UPVC double glazed bay window to the front aspect, wall mounted radiator.

Bedroom three: Laminate wood flooring, wall mounted radiator and UPVC double glazed window to the front aspect.

Bathroom: Refitted bathroom comprising low level WC, wash hand basin with built in storage drawers underneath, large double shower cubicle with rainfall shower and separate shower attachment. Fully tiled walls, UPVC double glazed obscured window to the rear aspect and airing cupboard housing Worcester Combination boiler which is serviced regularly by the owners. Heated towel rail.

Outside

Garden: Measuring approximately 114 ft in length, with the south facing aspect, stepping out onto a large paved patio area with outside lights. The rest of the garden is mostly laid to lawn with various well stocked flower beds, shingle borders and a pathway leading to a graveled area and shed. Towards the rear of the garden is an archway leading to more well stocked, mature flower and shrub borders and flower beds with a large apple tree at its centre. There is another seating area to the very rear which is part gravel, part patio. A further archway gives access to a useful outbuilding, which is built of prefabricated concrete construction with double wooden doors.

Front: Block paved driveway for two to three vehicles, mostly enclosed by low level wall, flower bed, steps leading to covered porch.

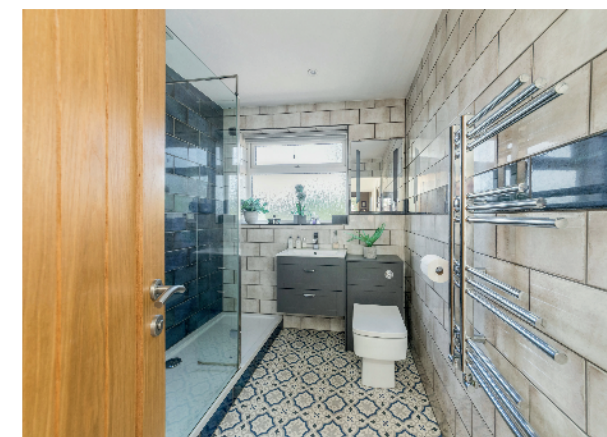
Garage Storage: Ideal storage area with metal opening doors, power and light connected.

Services: All

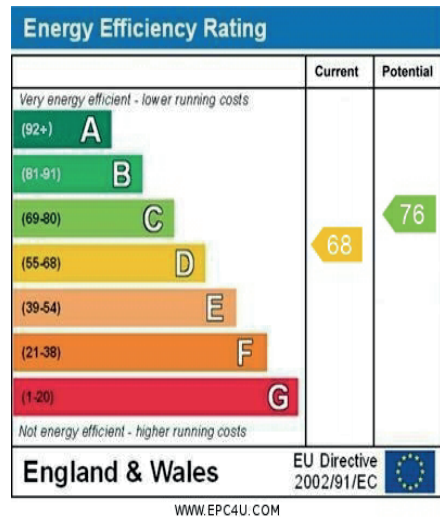
Council Tax Banding: C

Authority: Cherwell District Council

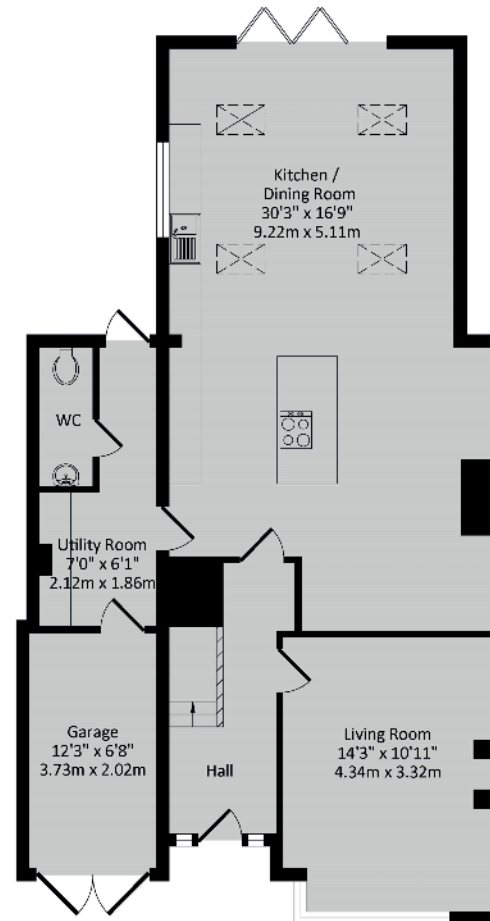
Directions: From Banbury Cross proceed north to the main traffic lights at the crossroads and turn left into the B4100 Warwick Road. Continue on this road and at the second roundabout turn right into Ruscote Avenue and first left into Sinclair Avenue.



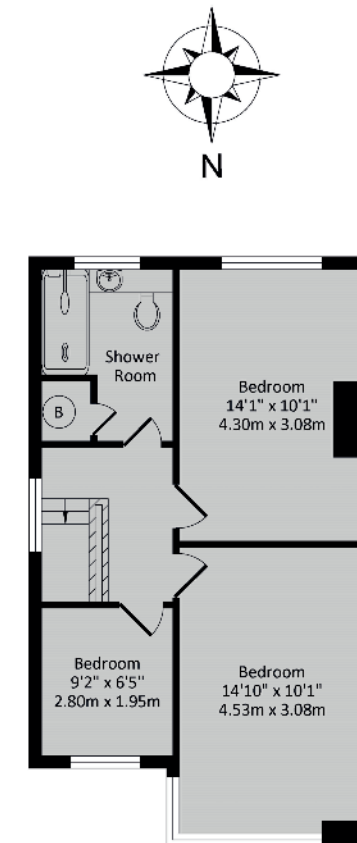




Ground Floor
 884 sq.ft. (82.10 sq.m.) approx.



First Floor
 463 sq.ft. (43.0 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1347 sq.ft. (125.10 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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