



63 Tyrrell Road, Banbury, Oxon OX16 9WT
Guide Price £530,000

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Extremely well presented four bedroom detached family home

Entrance hallway | Large living room | Cloakroom | Kitchen/dining/family room | Utility room | Four double bedrooms, en-suite to master | Family bathroom | Detached garage | Pleasant rear garden | Driveway | NHBC guarantee.

Built by Redrow homes in 2023, this stone built four bedroom detached family home offers well proportioned accommodation throughout, including four double bedrooms with en-suite to the master, family bathroom, a large kitchen/dining/family room with double doors opening onto rear garden, as well as a spacious living room, downstairs cloakroom and utility. The property benefits from a driveway for two vehicles, plus a single detached garage. Viewing is highly recommended.

Ground Floor

Access via composite door to entrance hallway

Entrance hall: Amtico flooring. Stairs rising to first floor. Single panel radiator. Useful storage cupboard for coats and shoes.

Cloakroom: Amtico flooring. Radiator. Tiling to splashback areas. UPVC double glazed obscured window at the front aspect. Low level WC and wash hand basin. Sunken spotlights.

Living room: Spacious living room with large UPVC double glazed window to the front aspect. Radiator.

Kitchen/dining/family room.

Kitchen area: Range of base and eye level units with Quartz worktop. Built-in appliances include sink unit, dishwasher, 4 ring induction hob with extractor hood above, double oven and fridge/freezer. Island with breakfast bar and pop out electrical socket space for drinks fridge. Electric sockets. Quartz splashback. UPVC double glazed window overlooks the rear garden. Tiled flooring throughout. Useful understairs storage cupboard.

Dining/family area: Radiator. Space enough for large table and chairs and sofa. UPVC double glazed double doors opening onto rear patio.

Utility room: Amtico flooring. Base and eye level storage units with Quartz worktop. Built-in sink unit. Space and plumbing for washing machine and dryer. Radiator. Composite door leads to driveway and wall mounted fuse box.

First Floor

Landing: Access to loft. Airing cupboard housing hot water tank.

Bedroom one: Large double bedroom with UPVC double glazed window to the front aspect. Built-in triple wardrobe with sliding mirror doors. Radiator. Door en-suite.

En-suite: Three piece white suite comprising low-level WC, washhand basin with built-in storage drawer underneath. Double shower cubicle with bar shower over. Tiling to splash back areas. UPVC double glazed obscured window to the side aspect. Heated towel rail.

Bedroom two: Spacious double bedroom with UPVC double glazed window to the front aspect. Radiator. Built-in triple wardrobe with sliding doors.

Bedroom three: Double bedroom with UPVC double glazed window overlooking the rear garden. Radiator.

Bedroom four: Double bedroom with UPVC double glazed window overlooking the rear garden. Radiator.

Family bathroom: Three piece white suite comprising low level WC, washhand basin with built-in storage drawer underneath and panel bath with bar shower over. Tiling to splashback areas. Wall mounted heated towel rail. UPVC double glazed obscured window to the rear aspect.

Agents Note

There is a service charge of £14.83 per month.

Outside

Rear garden: South west facing aspect. Re-laid patio which stretches the full width of the property. The rest is laid to lawn and enclosed by timber panel fencing and stone wall. Gated side access leads to garage, good size driveway.

Garage: Single stone built garage with metal up and over door, power and light connected. Eaves storage into the roof space.

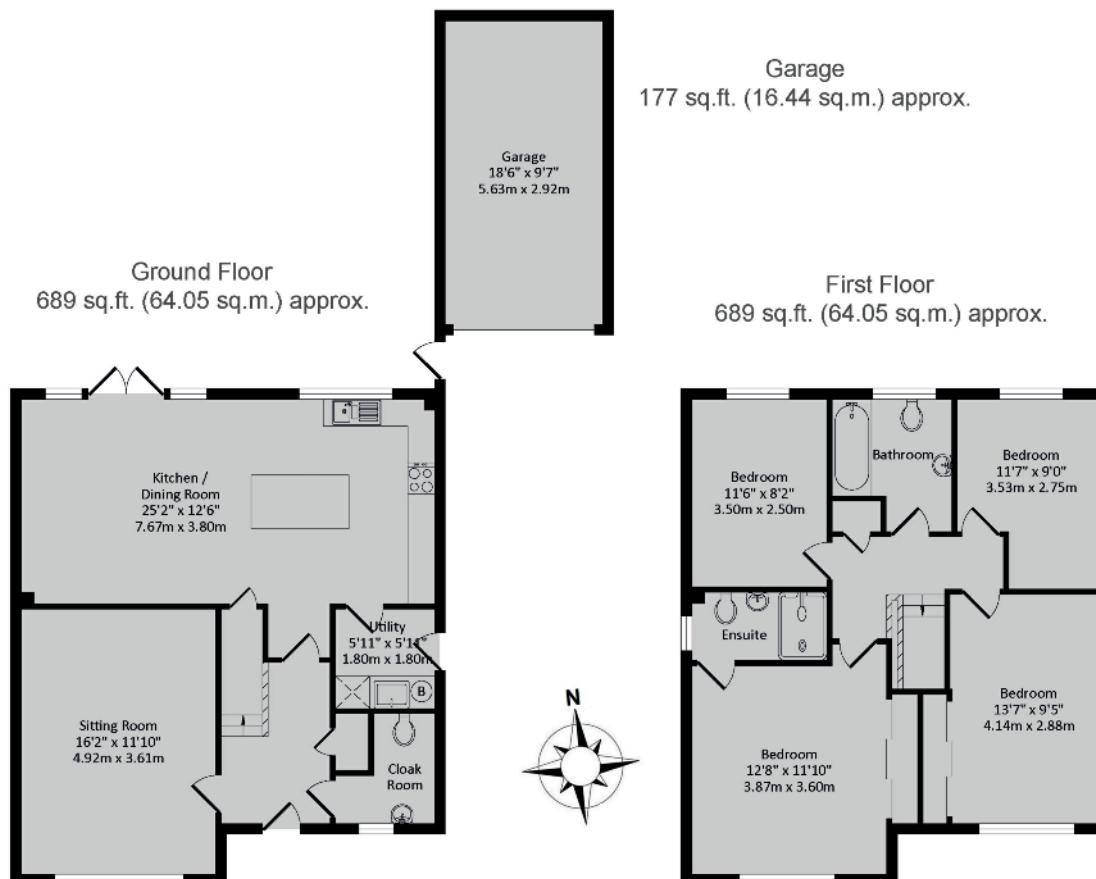
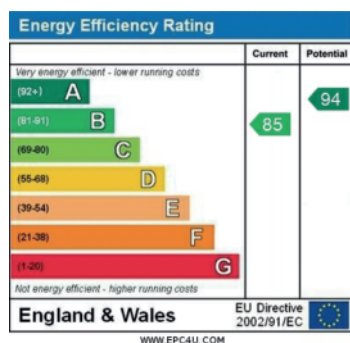
Front of the property is mostly laid to shingle with a pathway leading to the front door.. Covered porch. **Driveway** for two vehicles.

Services: All
Authority: Cherwell District Council

Council Tax Banding:







TOTAL APPROX. FLOOR AREA 1555 sq.ft. (144.54 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.

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