



22 Deene Close, Adderbury, Banbury, Oxon OX17 3LD
£525,000

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





Spacious and versatile detached village home offered with no onward chain.

Entrance porch | Entrance hall | Cloakroom | Living room | Separate dining room | Kitchen | Garden room | Garage | Master bedroom with en-suite, three further double bedrooms | Gardens to front and rear | Driveway | UPVC double glazing | Gas central heating

Located in this sought after village within close proximity of many amenities a four double bedroom enlarged detached house providing generous size accommodation throughout. The property is located on the south side of Banbury and is complemented by a private rear garden.

Ground Floor

Double glazed front door leads to entrance porch.

Entrance porch: Tiled flooring. Door leading to spacious entrance hall.

Entrance hall: Stairs rising to first floor. Useful understairs storage cupboard. Laminate flooring.

Cloakroom: Low level WC and pedestal handbasin. Tiling to splashback areas. Tiled flooring.

Living room: Laminate flooring. Picture window to front aspect. Feature fireplace with inset log burner. Double glazed doors giving access to dining room.

Kitchen: Access from the hallway. Stainless steel bowl and a half inset sink unit. Comprehensive range of Shaker style wall and base units with Granite work surfaces. Free space for fridge/freezer. Integrated 4 ring electric induction hob with stainless steel double oven and grill under. Extractor hood. Integrated dishwasher. Tiled flooring. Door through to dining room.

Dining room: Double glazed bi-fold doors giving access to the garden. Laminate flooring.

From the kitchen door through to garden room.

Garden room: Polycarbonate roof. Sliding doors giving access to the garden. Useful store cupboards. Porcelain tiled flooring. Access to the side. Door to garage.

Garage: Inset sink unit and drainer with free space under. Free space and plumbing for washing machine. Space for tumble dryer. Metal up and over door to front. Light and power connected. Wall mounted Worcester gas boiler.

First Floor

Split level landing with window to rear aspect.

Main landing: Access to loft which is partly boarded. Airing cupboard housing hot water tank and immersion heater.

Master bedroom: Comprehensive range of walk-in wardrobes. Laminate flooring. Window overlooking garden.

En-suite: Generous size. Fully tiled shower cubicle, low level WC and hand basin with inset vanity unit. Further tiling to splashback areas. Tiled flooring. Heated towel rail. Window to rear aspect. Recessed spotlights.

Bedroom two: Generous double bedroom to front aspect. Fitted wardrobes. Laminate flooring.

Bedroom three: Dual aspect double bedroom with tongue and groove flooring. Hand basin.

Bedroom four: Double bedroom to front aspect.

Bathroom: White suite comprising of panel bath with thermostatic shower unit over, pedestal hand basin and low level WC. Complementary tiling to splashback areas. Double glazed window to side aspect.

Outside

Rear garden: Enclosed by fencing and hedgerow providing a good degree of privacy, stocked with mature fruit trees, shrubs and bushes. Laid to lawn. Patio area. Hardstanding for shed. Outside tap. The garden measures approximately 45 ft in length x 30 ft width.

All fascia boards and soffits are UPVC.

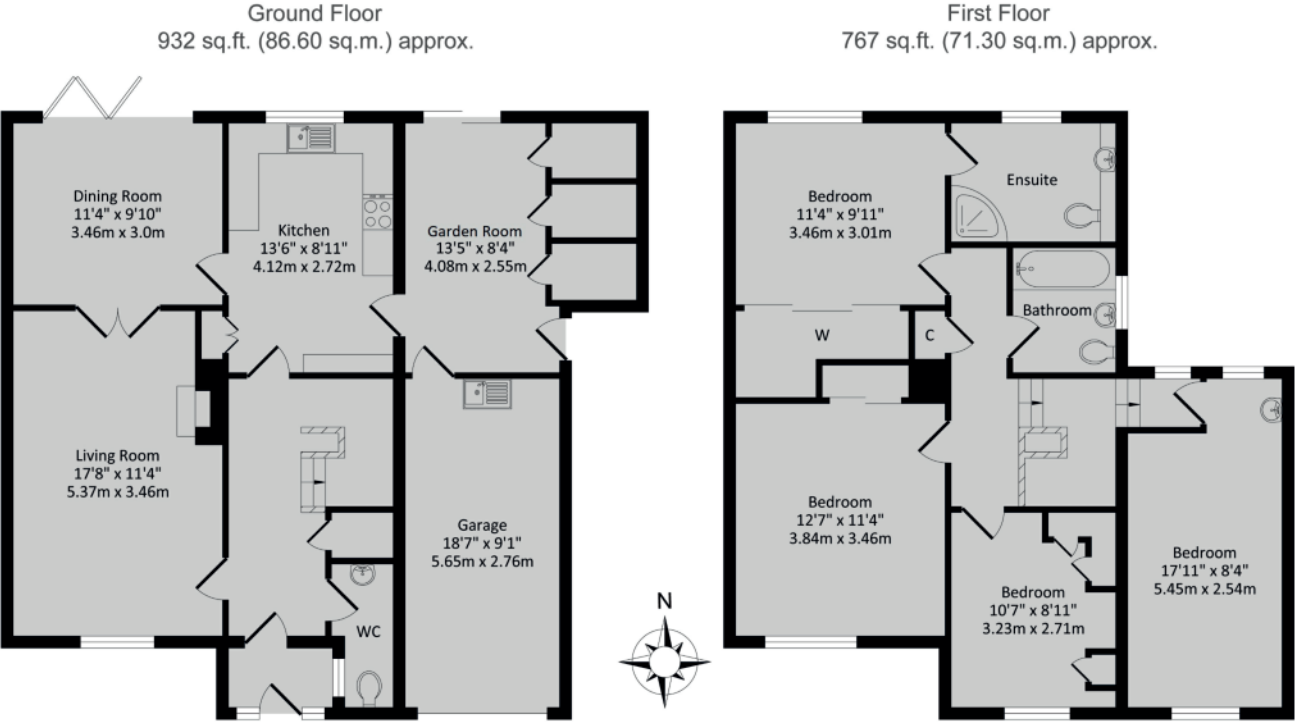
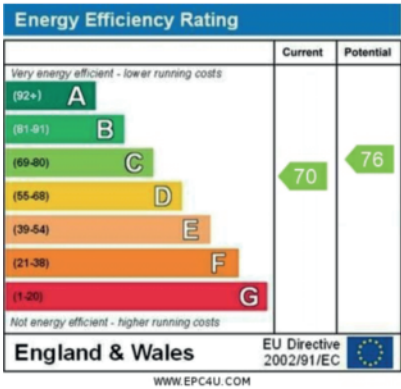
Front: Laid to lawn with hedgerow to boundaries, shrubs and bushes.

Driveway providing off road parking for several vehicles.

Services: All Council Tax Banding: E
Authority: Cherwell District Council
Directions: From Banbury Cross proceed south on the Oxford Road and take the left turn on the B4100 signposted Aynho. Continue on this road and take the left turn into Deene Close.







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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