



226 Blackwell Drive, Banbury, Oxon OX16 9PB
£385,000

Stanbra
Powell

Estate Agents
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Property Lettings





Well presented three bedroom stone property.

Entrance hallway | Kitchen/Dining room | Living room | Utility room | Cloakroom | Three bedrooms, en suite to master | Family bathroom | Landscaped rear garden | Parking | NHBC Guarantee | No onward chain

Built in 2024 by Persimmon homes, is this three bedroom semi detached stone property, located on the Wykham Park development on the south side of Banbury. The property benefits from kitchen/diner, living room, utility room, cloakroom, three well-proportioned bedrooms, en-suite to master and family bathroom, as well as having a larger than average landscaped rear garden surrounded by a stone wall, and parking. This property is offered for sale with no onward chain.

Ground Floor

Access via front door to entrance hallway.

Entrance hallway: Amtico flooring. Radiator. Stairs rising to first floor. Useful storage cupboard.

Living room: Dual aspect room with window to the front and double doors opening onto rear patio. Two radiators.

Kitchen/dining room: Range of modern base and eye level units with laminate effect worktop. Built-in oven, 4 ring electric hob and extractor hood above. Space for dishwasher and fridge/freezer. UPVC double glazed window overlooks rear garden. Amtico flooring. Two radiators. Breakfast bar. Dining area for table and chairs. UPVC double glazed window to the front aspect.

Utility room: Space and plumbing for washing machine and dryer with worktop over. Radiator. Amtico flooring. UPVC double glazed door leads to rear patio. Wall mounted boiler. Extractor fan.

Cloakroom: Large cloakroom with Amtico flooring. Two piece white suite comprising low level WC and wash hand basin. Radiator. Understairs storage cupboard.

First Floor

Landing: UPVC double glazed window to the rear aspect. Radiator.

Bedroom one: Good sized double bedroom with UPVC double glazed windows to front aspect. Radiator. Overstairs storage cupboard and built-in double wardrobe.

En suite: Three piece white suite comprising low level WC, wash hand basin, shower cubicle with shower over. Tiling to splashback areas. Radiator. UPVC, double glazed obscured window to the front aspect.

Family bathroom: Three piece white suite comprising low level WC, wash hand basin and panel bath. Tiling to splashback areas. Radiator. UPVC double glazed obscured window to the rear aspect.

Bedroom three: Good sized single room with UPVC double glazed window overlooking rear garden. Built in wardrobe. Wall panelling.

Bedroom two: Double bedroom with UPVC double glazed window to the front aspect. Radiator.

Outside

Front: Pathway leading to front door. Flanked either side by lawn areas, enclosed by low level stone wall.

Rear garden: Recently laid large patio area. The rest is mostly laid to lawn with pathways leading to gated rear access and summer house. The garden itself is enclosed by stone wall and fencing. Outside tap. At the rear of the property is **allocated parking for two vehicles** as well as an EV charger.

Agent's Note

This property has approximately nine years remaining on its NHBC guarantee.

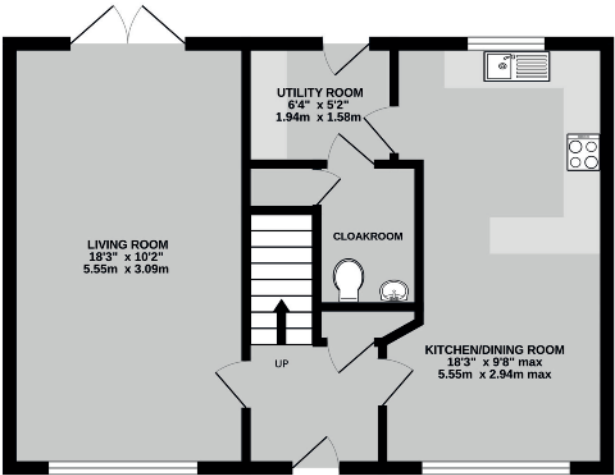
Services: All Council Tax Banding: C
Authority: Cherwell District Council



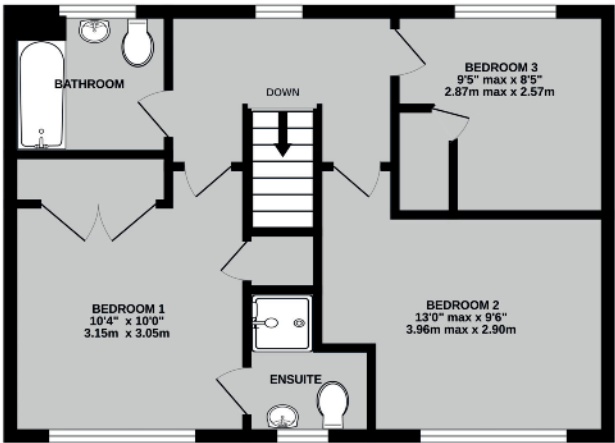




GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.

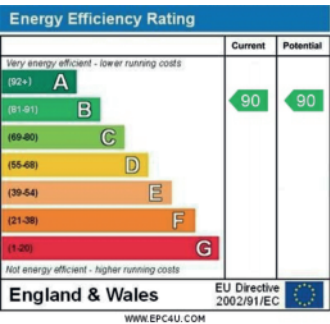


1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 932 sq.ft. (86.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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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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