



177 Delapre Drive, Banbury, Oxon OX16 3WS
£495,000

**Stanbra
Powell** Estate Agents
Valuers
Property Lettings





Extremely well presented four bedroom detached family home.

Entrance hallway | Living room | Kitchen/dining room | Utility room | Study | Cloakroom | Four bedrooms, en-suite to master | Refitted family bathroom | Landscaped rear garden | Double garage | Driveway

Located within an easy walking distance of the town centre, railway station and with good access to many amenities close by, is this very well presented four bedroom detached family home. The property benefits from a large living room with bi-fold doors onto the garden, a refitted kitchen/dining room, utility room, study, refitted cloakroom, four well-proportioned bedrooms with an en-suite to the master, refitted family bathroom, double garage, driveway, and pleasant landscaped rear garden.

Ground Floor

Access via recently fitted composite front door to entrance hallway.

Entrance hallway: Laminate wood flooring. Wall mounted radiator. Useful understairs storage cupboard. Stairs rising to first floor with oak frame and glass panels.

Living room: Dual aspect with UPVC double glazed bay window to the front aspect. Two wall mounted radiators. Bi-fold door leads out onto the rear patio. Fireplace with oak mantel (formerly had a log burner fitted).

Study: Laminate wood flooring. Built-in desk and storage cupboards. Spotlights. Wall mounted metal fuse box fitted in 2019. UPVC double glazed window overlooks the front aspect. Radiator.

Cloakroom: Refitted two piece white suite, comprising low level WC, washhand basin, with built-in storage cupboard underneath. Tiling splashback areas. Laminate wood flooring. Wall mounted radiator. UPVC double glazed obscured window to the side aspect.

Kitchen/dining room: Spacious room with a range of white gloss integrated handle units, base and eye level units fitted in 2019 built-in sink units, built-in appliances include oven, 4 ring induction hob, extractor hood, fridge freezer, and dishwasher. Two UPVC double glazed windows overlook rear garden. Laminate flooring. Two wall mounted radiators. Space for large table and chairs with UPVC double glazed bay window overlooking the rear garden. Doorway to living room.

Utility room: Refitted utility room with a range of base and eye level units, built-in sink units, plumbing and space for washing machine and dryer. Wall mounted Worcester Comi boiler which was fitted in 2019. UPVC double glazed door leads to side passageway.

First Floor

Landing: UPVC double glazed windows the front aspect. Wall mounted radiator. Access to loft. Storage cupboard.

Bedroom one: Spacious double bedroom with two UPVC double glazed windows overlooking the rear garden. Wall mounted radiator. Built-in wardrobes with sliding mirror doors and lighting with substantial storage space.

En-suite: Four piece suite comprising low level WC, wash hand basin with built-in storage cupboard underneath, panel bath, double shower cubicle with rainfall shower over and separate shower attachment. Tiling to splashback areas, UPVC double glazed obscured window to the rear aspect. Spotlights.

Family bathroom: Refitted four piece white suite comprising low level WC, Wash hand basin with built-in storage drawers underneath, corner shower unit with rainfall showerhead, separate shower attachment and tiled panel bath. Tiling to splashback areas. UPVC double glazed obscured window to the rear aspect. Wall mounted heated towel rail.

Bedroom three: Double bedroom with UPVC double glazed window to the front aspect. Wall mounted radiator.

Bedroom four: Good sized single bedroom with UPVC double glazed windows to the front aspect. Wall mounted radiator.

Bedroom two: Double bedroom with built-in wardrobes. Two UPVC double glazed windows overlooking the rear garden. Wall mounted radiator.

Agents Note

There are window shutters fitted in bedroom four, landing, bedroom three and bedroom one, which will be included with the property.

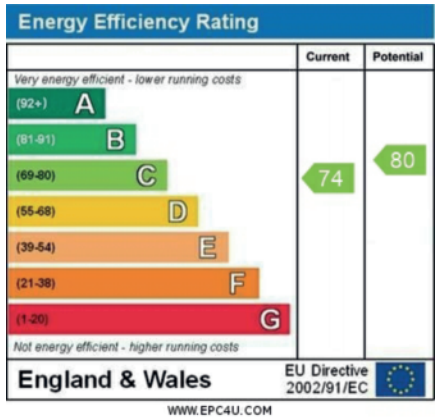
Outside

Rear garden: Patio area. The rest mostly laid lawn, with mature flower and shrub borders. Pergola with composite decking, enclosed mostly by trellising. Storage shed. Leading down the side of the property, a potting shed. Outside tap. Further storage. Gated access leads to the front of the property. Access door to the double garage.

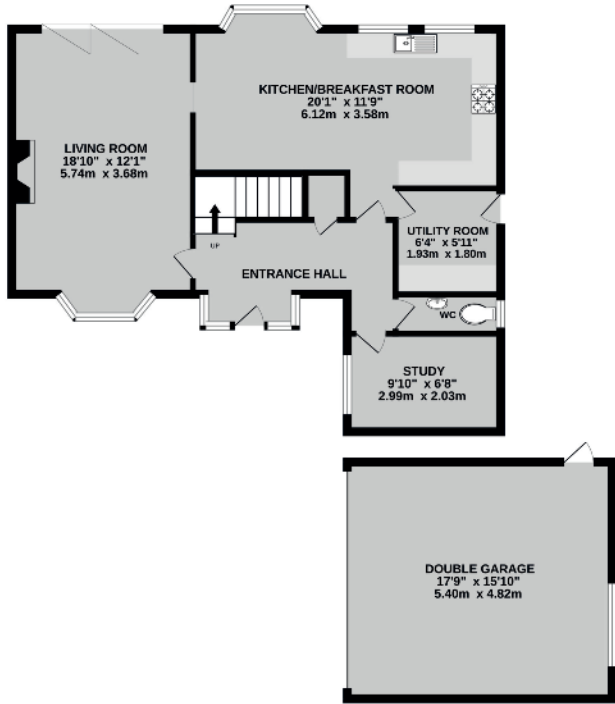
Double garage: Electric door. Power and light connected. Storage into the roof area.



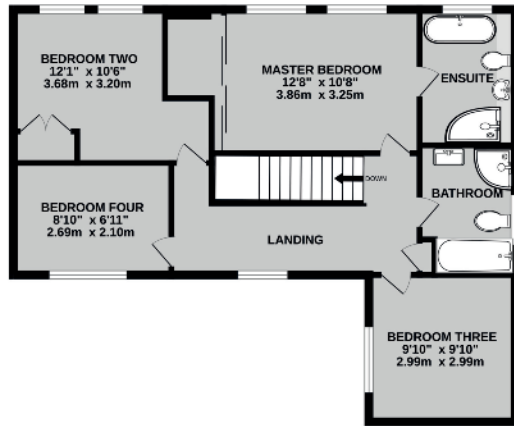




GROUND FLOOR
977 sq.ft. (90.8 sq.m.) approx.



1ST FLOOR
691 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA : 1667 sq.ft. (154.9 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.

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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