



145 Sussex Drive, Banbury, Oxon OX16 1YJ
£395,000

**Stanbra
Powell** Estate Agents
Valuers
Property Lettings





An incredibly well presented and well proportioned three double bedroom detached family home situated on the north side of Banbury.

Entrance hall | Cloakroom | living room | Kitchen/ breakfast room | Three double bedrooms | Family bathroom | Rear garden | Ample parking | Office/ Utility | Additional storage

This lovely family home benefits from modern touches, updated bathroom and a west facing rear garden.

Ground Floor

Blocked paved driveway with parking for three to four vehicles. Panel fencing. Gated rear access. Remainder of the front is laid to lawn with mature tree and shrub borders and feature tree centrally.

Door: Composite part double glazed front door leading to entrance hall.

Entrance hall: Door leading to downstairs W/C. Under stairs storage cupboard. Part glazed double doors leading to living room. Walk through leading to kitchen/ breakfast room. Tiled flooring. Wall mounted contemporary radiator. Stairs rising to first floor.

Cloakroom: Obscure double glazed window to side aspect. Refitted with a modern white suite comprising of low level W/C. Wash hand basin with vanity unit storage underneath. Tiled splashbacks. Wall mounted radiator.

Living room: Bay style double glazed window to front aspect. Engineered wood oak flooring. Wall mounted contemporary radiator.

Kitchen/ breakfast room: Double glazed window overlooking rear garden. Kitchen fitted with a modern range of base and eye level units with work surface over. Lamona 1 ½ sink drainer with mixed tap over. Tiled splashbacks. Space for range oven. Integrated extractor. Integrated fridge/freezer. Space for white goods such as washing machine and dishwasher. Dining area double glazed bifold doors to patio. Wall mounted radiator.

Half landing: Large double glazed window to side aspect.

First Floor

Landing: Large storage cupboard. Access to boarded loft with ladder. Replacement doors leading to bedrooms one, two, three and family bathroom.

Master bedroom: Two double glazed windows overlooking rear garden. Wall mounted radiator. Built in wardrobes.

Bedroom two: Double glazed window to front aspect. Wall mounted radiator. Three door built in wardrobes.

Bedroom three: Double glazed window to front aspect. Wall mounted radiator. Small double.

Family bathroom: Beautifully presented refitted modern bathroom. Obscure double glazed window to side aspect. Modern deep bath with mixed taps. Low level W/C. Wall hand wash basin with mixed taps and vanity storage below. Half tiled splashbacks. Corner shower cubicle with glass doors mixer shower with rainforest shower over. Full splashbacks. Lino flooring. Down lights. Heated towel rail.

Outside

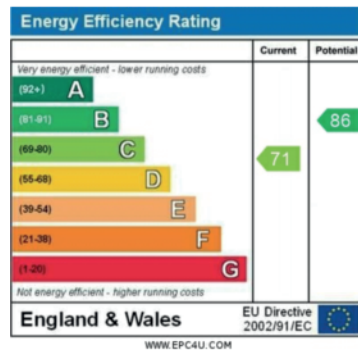
Store/ Office: Rear of the garage has been turned into an office/utility. Part double glazed door leading to decking area and double glazed window. Space for desk. Wall mounted radiator. Low level units with work surface over. Stainless steel sink with mixer tap. Tiled splashbacks. The other part of the garage has an electric up and over door which is now used for storage, houses Worcester Bosch boiler.

Rear garden: West facing rear garden. Enclosed predominantly by wooden paneled fencing. Large social covered decking area with two seating areas and access from the dining room and office. Remainder is laid to lawn. There are shingled areas with raised bedding trays. Small patio area. Mature tree and shrub borders to the edges of the garden. Gated side access out to the front driveway. Hard standing for shed.

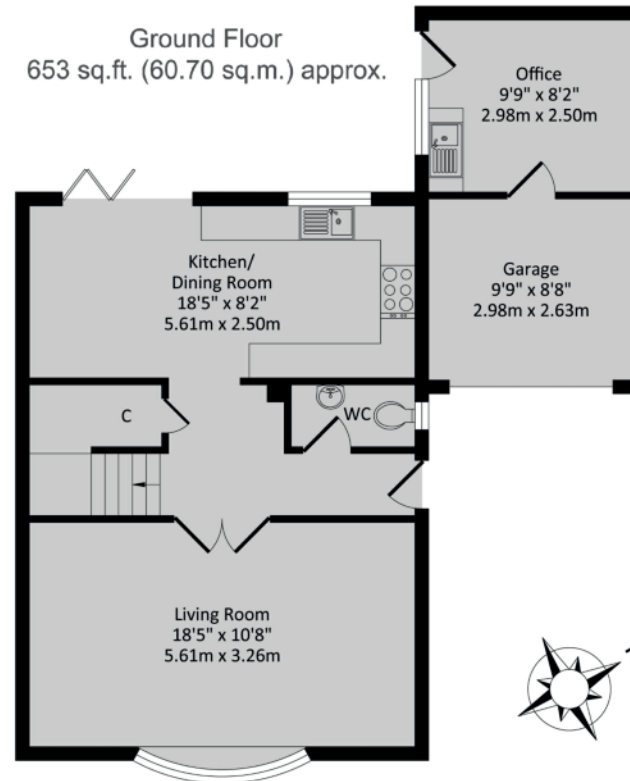
Services: All
Council Tax Banding: D
Authority: Cherwell District Council
Directions: From Banbury Cross proceed north to the main traffic lights, taking the left turn into the B4100 Road. After approximately one mile turn right into Highlands; continue along this road taking the first right turn into Sussex Drive.



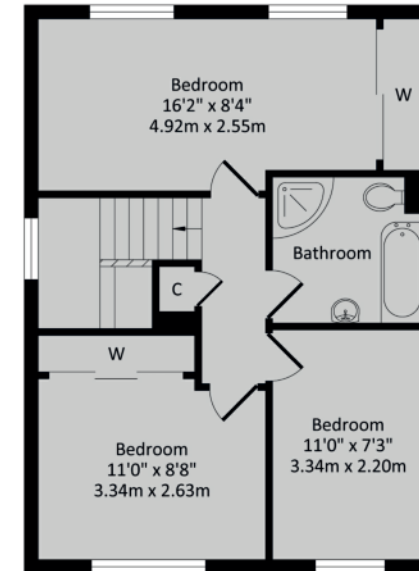




Ground Floor
653 sq.ft. (60.70 sq.m.) approx.



First Floor
475 sq.ft. (44.10 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1128 sq.ft. (104.80 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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Viewing: Through appointment with Stanbra Powell