



12 Keepers Close, Banbury, Oxon OX16 9XE
£485,000 Guide Price

**Stanbra
Powell**

Estate Agents
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Property Lettings

A well presented four bedroom detached family home.

Entrance hallway | Cloakroom | Dual aspect living room | Kitchen/dining room | Utility room | Four well-proportioned bedrooms, en-suite to master | Family bathroom | South/west facing landscaped rear garden | Driveway and additional parking | Garage | NHBC Guarantee

Located on the edge of this popular development on the outskirts of Bodicote is this four bedroom detached family home. The property benefits from overlooking walking path and green area to the front aspect, large dual aspect living room, kitchen/dining room, utility room, cloakroom, four well-proportioned bedrooms with en-suite to master and family bathroom, driveway for two vehicles plus additional parking, garage and landscaped rear garden.

Ground Floor

Front door.

Entrance hallway: Luxury vinyl wood effect flooring. Radiator. Storage cupboard. Stairs rising to first floor.

Living room: Dual aspect room. Feature smart fire. Luxury vinyl wood effect plank flooring. UPVC double glazed window overlooking greenery to front aspect. Two radiators. UPVC double glazed double doors opening onto rear patio area.

Kitchen/dining room: Dual aspect room. Luxury vinyl plank effect flooring throughout. Dining area has a large space for a substantial table and chairs. Radiator. UPVC double glazed window overlooking greenery area to front. Kitchen area has radiator. Range of modern base and eye level units. Laminate worktop. Built-in stainless steel sink unit. Built-in induction hob, extractor hood and built-in oven. Built-in dishwasher. Space saving corner cupboard system. Space for American style fridge/freezer. UPVC double glazed window overlooks rear garden. Door to utility room.

Utility room: Radiator. Luxury vinyl wood effect flooring. Base and eye level units. Laminate worktop. Cupboard housing combination boiler. Composite door to rear garden.

Cloakroom: Two piece white suite comprising of low level WC and wash handbasin. Tiling to splashback areas. Radiator. Extractor fan. Luxury vinyl wood effect flooring.

First Floor

Landing: Access to loft. Radiator. Storage cupboard.

Bedroom one: UPVC double glazed window overlooks rear garden. Radiator. Built-in wardrobes with sliding mirrored doors, shelving units, drawers and ample shoe storage.

En-Suite: Three piece white suite comprising of low level WC and wash handbasin, double shower cubicle with Bar shower over. Heated towel rail. Tiling to splashback areas. UPVC double glazed obscured window to rear aspect.

Bedroom two: Large double bedroom with two UPVC double glazed windows overlooking green area to front aspect. Radiator.

Bedroom three: Double bedroom with UPVC double glazed window overlooking green area to front aspect. Radiator. Built-in double wardrobe with sliding mirrored doors.

Bedroom four: Currently used as a dressing room by the current owner. Large built-in double wardrobes with sliding mirrored doors (wardrobes can be removed if required). Radiator. UPVC double glazed window overlooks rear garden.

Bathroom: Three piece white suite comprising of low level WC, wash handbasin and panelled bath with Bar shower over. Heated towel rail. Tiling to splashback areas. UPVC double glazed obscured window to rear aspect.

Outside

Front: Block paved driveway for approximately two vehicles in front of the garage. Pathway leads to front door, either side is laid to lawn enclosed by hedging. Additional parking bay allocated to the property.

Garage: Metal up and over door. Power and light connected.

Rear garden: South/west facing aspect. Paved patio area the rest of garden is mostly laid to lawn with gated side access leading to parking area. Outside tap. Pathway leads through to the rear of the garden where there is a second seated patio area and pergola. Storage area behind garage. The garden is enclosed by timber panel fencing.

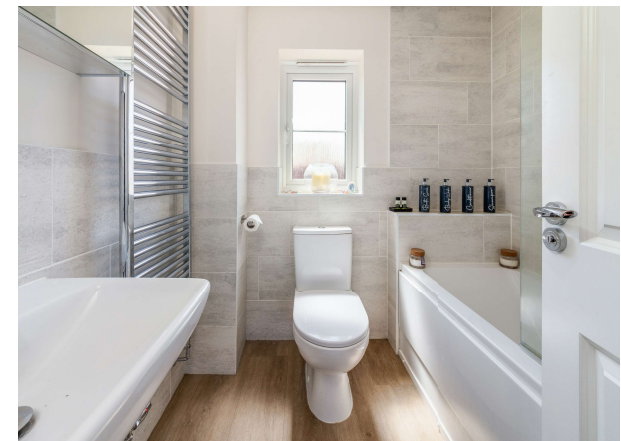
Agents Note

Approximately 7 years remaining on NHBC guarantee.

Services: All

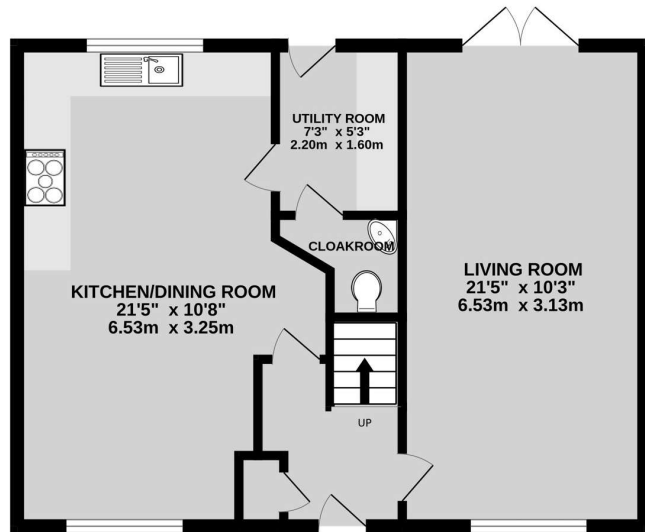
Council Tax Banding: E

Authority: Cherwell District Council

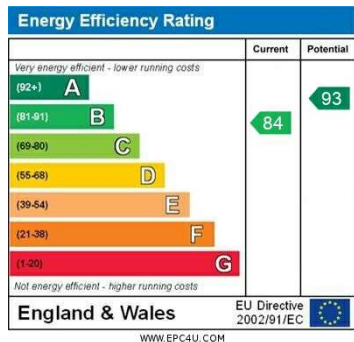
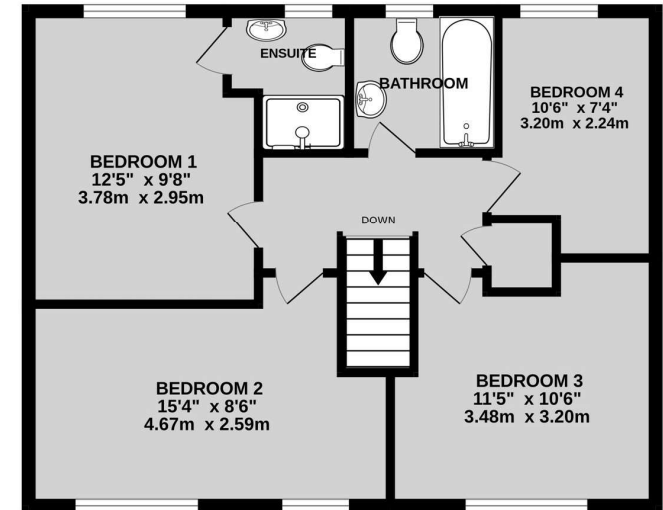




GROUND FLOOR
760 sq.ft. (70.6 sq.m.) approx.



1ST FLOOR
558 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 1318 sq.ft. (122.4 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.

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