



36 Aldous Drive, Bloxham, Banbury, Oxon OX15 4FP
£299,950

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





Deceptively spacious modern village home complemented by south facing private rear garden.

Entrance hall | Kitchen/breakfast room | Living/dining room | Master bedroom with en-suite | Two further generous size first floor bedrooms | Bathroom | Carport | Driveway | Private enclosed rear garden | Small garden to front

Located in this sought after well-served village of Bloxham, a three bedroom stone built terraced house complemented by a private rear garden. The property benefits from three generous size bedrooms and is located on this popular development.

Ground Floor

Canopy porch.
Front door.

Spacious entrance hall. Stairs rising off to first floor.

Cloakroom: Low level WC. Pedestal hand basin. Tiling to splashback areas. Tiled flooring. Heated towel rail.

Kitchen/breakfast room: Comprising of stainless steel bowl and a half inset sink unit and drainer. Comprehensive range of contemporary wall and base units with complementary work surfaces. Tiling to splashback areas. Integrated fridge/freezer. Integrated four ring stainless steel gas hob with double oven and grill under, extractor over. Integrated dishwasher. Integrated washing machine. Cupboard housing gas boiler for domestic hot water and central heating. Tiled flooring. Recessed spotlights.

From the hallway door through to;

Living/dining room: Useful understairs storage cupboard. Recessed spotlights. Casement doors giving access to garden. Window overlooking garden.

First Floor

Spacious landing: Airing cupboard housing hot tank and immersion heater, plus further storage. Access to loft which is partly boarded and insulated with light.

Master bedroom: To rear aspect, overlooking garden. Fitted wardrobes with sliding mirrored doors.

En-suite: Fully tiled shower cubicle with thermostatic shower. Pedestal hand basin. Low level WC. Tiling to splashback areas. Tiled flooring. Heated towel rail. Shaver socket. Recessed spotlights. Extractor.

Bedroom two: Dual aspect double bedroom. Fitted wardrobes with sliding mirrored doors.

Bedroom three to front aspect.

Bathroom: Modern white suite comprising of panelled bath with mixer tap shower. Pedestal hand basin. Low level WC. Tiling to splashback areas. Tiled flooring. Extractor. Shaver socket. Heated towel rail. Recessed spotlights.

Outside

Rear garden: South facing, enclosed by close board and fencing giving a good degree of privacy. Predominately laid to lawn with flowers, shrubs and bushes. Patio area. Outside tap. Outside power point. Gate to driveway.

Front: Small garden. Pathway to front door.

Side: Double gates leading to **carport** providing off road parking for one vehicle leading to further **block paved driveway for second vehicle.** Gate leads to garden.

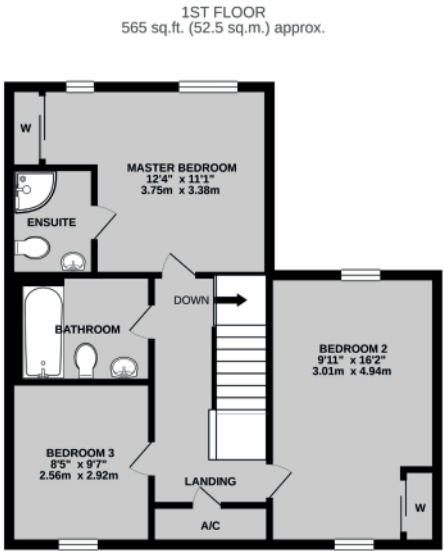
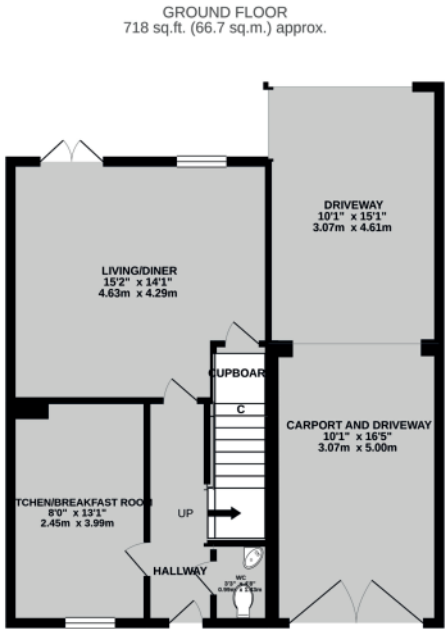
Bloxham

The village of Bloxham can be found approximately 5 miles from Banbury and offers a range of amenities including post office, choice of public houses and doctors surgery. Schooling in the village offers primary, secondary and also Bloxham private school.

Services: All
Council Tax Banding: D
Authority: Cherwell District Council
Directions: Banbury Cross proceed south west on the A361 Chipping Norton Road, go through the village and at the mini-roundabout, take the left turn into the Barford Road and first left into Milton Road. Turn right into Aldous Drive.



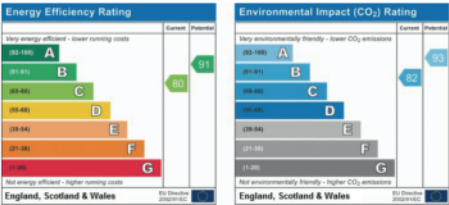




TOTAL FLOOR AREA: 1195sq.ft. (111.0 sq.m.) approx.

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 Any applicants must satisfy themselves with the condition of any central systems, fitted gas fires, showers or any other installations (where Also all measurements should be taken as approximate, although every care taken in their accuracy. These details contained hereon are for purposes only and do not form the basis of a

Viewing: Through appointment with Stanbra Powell



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