



POWERED BY  
**JOE VIEIRIA** **exp**™ **UK**

📞 01295 535 188 / 07796 266 529

@ joe.vieira@exp.uk.com

🌐 joevieira.exp.uk.com

# Claydon Close, Banbury, OX16 2DB

Guide Price £425,000

🛏️ 4 🚿 3 🚗 2



Banbury OX16 2DB

All The Benefits Of A New Build, Without All The Hassles Of A New Build. This showhome standard family home is 6 years old but looks better than when it was new! The garden's even been beautifully landscaped, ready for the whole family to enjoy.

As you step into the immaculate hall, you really would think you were stepping into a brand new home. The crisp white colourscheme used throughout is fresh, clean and modern.

The ground floor has a spacious lounge with views of the garden, an utility room and a separate study.

The heart of any family home is surely the kitchen. Here the spacious kitchen has plenty of storage in the gorgeous fitted units and room for all the integrated appliances you'd expect.

There's a small seating area at the rear next to French doors which lead out to the garden.

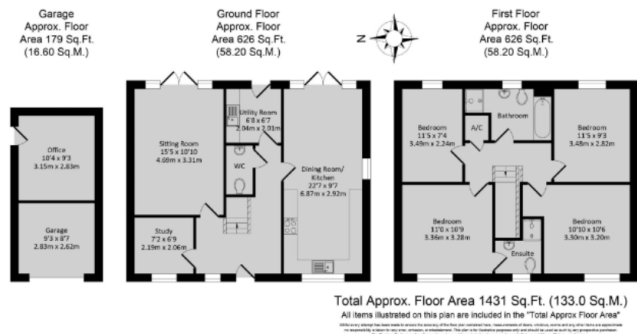
It's here you'll get your first glimpse of one of the most impressive and thoughtful improvements. It's a covered dining area where you can sit and eat al-fresco whatever the weather, taking in views of the beautifully landscaped garden.

The very well cared for and thoughtfully designed garden is one of the reasons why it's so much better to buy nearly-new rather than new.

When first built in 2018 this would have been bare mud or at best some newly laid turf! Now there's something for everyone to enjoy with a choice of areas to sit out and enjoy the sun.

Upstairs, there's four double bedrooms (one with ensuite shower room), and the stylish family bathroom.





- Detached Property
- Downstairs Study
- Kitchen / Diner
- Incredibly well presented
- Council Tax Band Estimate Band E £273
- Four bedrooms, one with en-suites
- Spacious Sitting Room
- Garage + Driveway
- No Onward Chain
- Property Ref: JV0032



### Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 94 A      |
| 81-91 | B             | 84 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

eXp World UK Ltd is a registered company at Level 37, 25 Canada Square, London, E14 5LQ.

Registered company number is 12016573. VAT Registration Number is 327 4120 29