



Farmers Close, Witney

**Connells** SIGNATURE



## Farmers Close, Witney

Located in the popular Farmers Close development which is within walking distance of schools, shops and the town centre is this thoughtfully extended four-bedroom semi-detached family home. This property is positioned in a favourable spot fronting on to a green.

As you walk through the front door and into the entrance hall you will see that there is a bedroom and a three-piece family bathroom that forms part of the extension. There is a large sitting room that is located to the front of the property and there is a good-sized kitchen/diner that is set to the back of the property.

Externally to the rear garden you will find that it is low-maintenance and affords a high degree of privacy with patio seating area for dining alfresco.

A gate leads to the garage that is set directly behind the garden and is the first garage on the left.

As you walk upstairs you will find three well proportioned bedrooms for and access to the family bathroom.

With only footpaths and green areas around this creates a safe space for children and pets alike. Viewing is highly recommended to fully appreciate the size and location.

### Ground Floor

#### Sitting Room

15'1 X 11'11

#### Kitchen/Diner

15'1 X 13'5

#### Shower Room

5'6 X 6'11

### Bedroom Two

10'3 X 10'2

### First Floor

#### Bedroom One

9'1 X 12'1

#### Bedroom Three

8'4 X 10'4





**Bedroom Four**

5'11 X 9'2

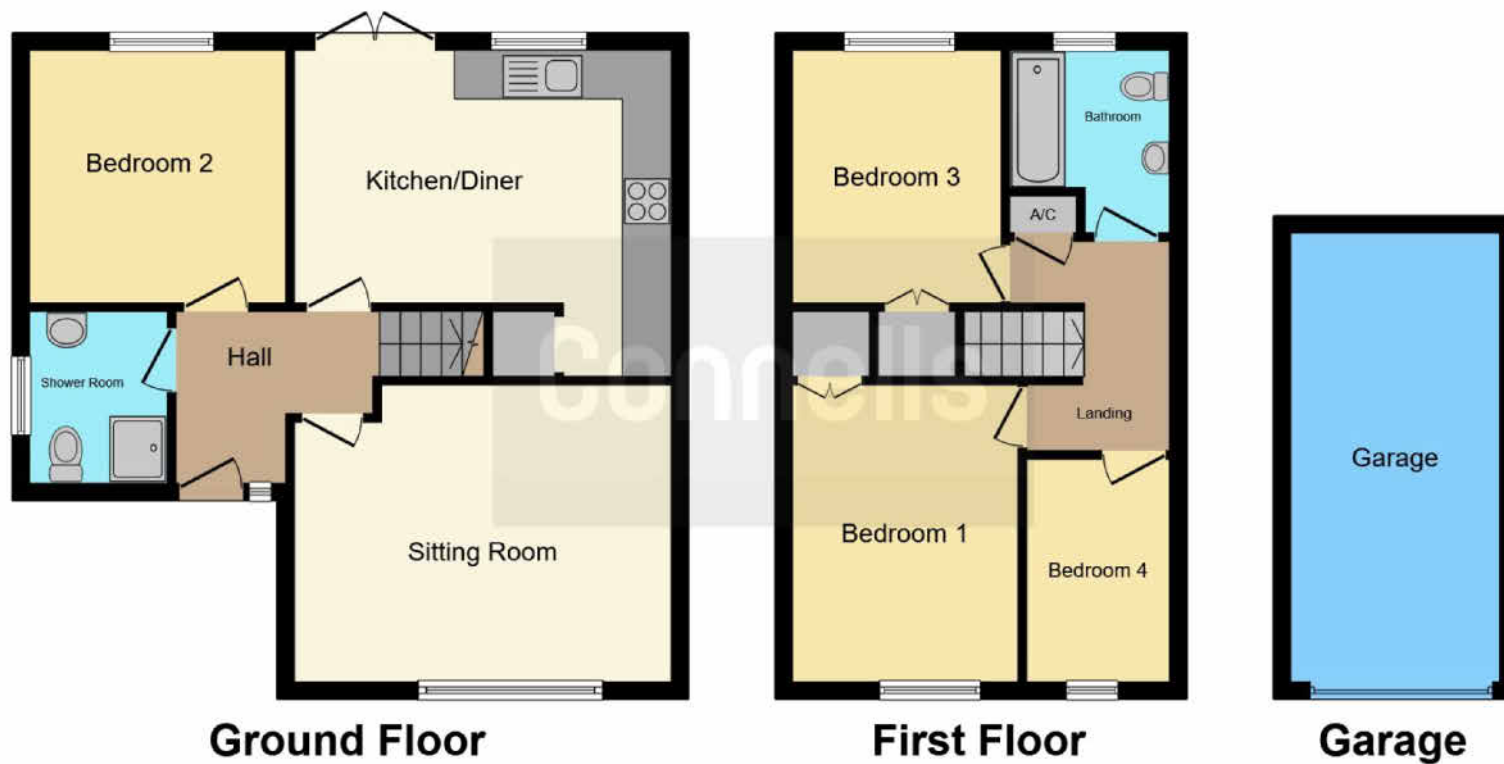
**Bathroom**

5'11 X 7'6

**Garage**

8'6 X 18





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Price

**POA**

Tenure: Freehold

EPC Rating: C

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To view this property please contact us on

**01993 778 281**

or email [witney@connells.co.uk](mailto:witney@connells.co.uk)

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