



Connells

Hobby Road
Bodicote Banbury



Property Description

Connells Estate Agents are delighted to present this spacious and well presented four bedroom detached home located within a quiet road on the edge of sought after Longford Park development.

Accommodation comprises; entrance hall, cloakroom, generous sized lounge, spacious and bright kitchen leading to a dining room with access to the rear garden, utility room with integrated appliances and study.

On the first floor; four double bedrooms, en suite to master bedroom and a family bathroom.

Outside; a low maintenance rear garden with decking area and pergola. Rear access leading to the double garage and off street parking.

Entrance Hall

Enter via door to front aspect. Storage cupboard. Wall mounted radiator.

Lounge

18' x 12' (5.49m x 3.66m)
Double glazed window to front aspect. Television point. Feature bioethanol fireplace. Wall mounted radiator.

Dining Room

10' 7" x 8' 8" (3.23m x 2.64m)

Double glazed window to rear aspect. Wall mounted radiator.

Kitchen

16' 5" x 15' 11" (5.00m x 4.85m)
Double glazed window to rear aspect. High quality kitchen with wall and base units. Breakfast bar. Integrated appliances including double oven, five ring gas hobs, extractor hood, fridge freezer, dishwasher and wine cooler. Wall mounted radiator. Double doors leading to the rear garden.

Utility Room

5' 4" x 5' 2" (1.63m x 1.57m)
Wall and base units. Integrated washing machine. Space for tumble dryer. Door leading to the side of the property.

Cloakroom

Low level WC and wash hand basin.

Study

7' 3" x 6' 11" (2.21m x 2.11m)
Double glazed window to front aspect. Wall mounted radiator.

Landing

Storage cupboard. Loft access. Wall mounted radiator.

Bedroom One

12' 6" x 11' 8" (3.81m x 3.56m)

Double glazed window to front aspect. Wall mounted radiator.

En Suite

Low level WC and wash hand basin. Shower cubicle. Shaver point. Extractor fan.

Bedroom Two

14' 2" x 12' 3" (4.32m x 3.73m)

Double glazed window to front aspect. Wall mounted radiator. Built in wardrobes.

Bedroom Three

10' 3" x 9' 8" (3.12m x 2.95m)

Double glazed window to rear aspect. Wall mounted radiator.

Bedroom Four

10' 11" x 10' 4" (3.33m x 3.15m)

Double glazed window to rear aspect. Wall mounted radiator. Built in wardrobes.

Bathroom

Low level WC and wash hand basin. Bath with shower over. Shaver point. Wall mounted radiator. Double glazed window to rear aspect.

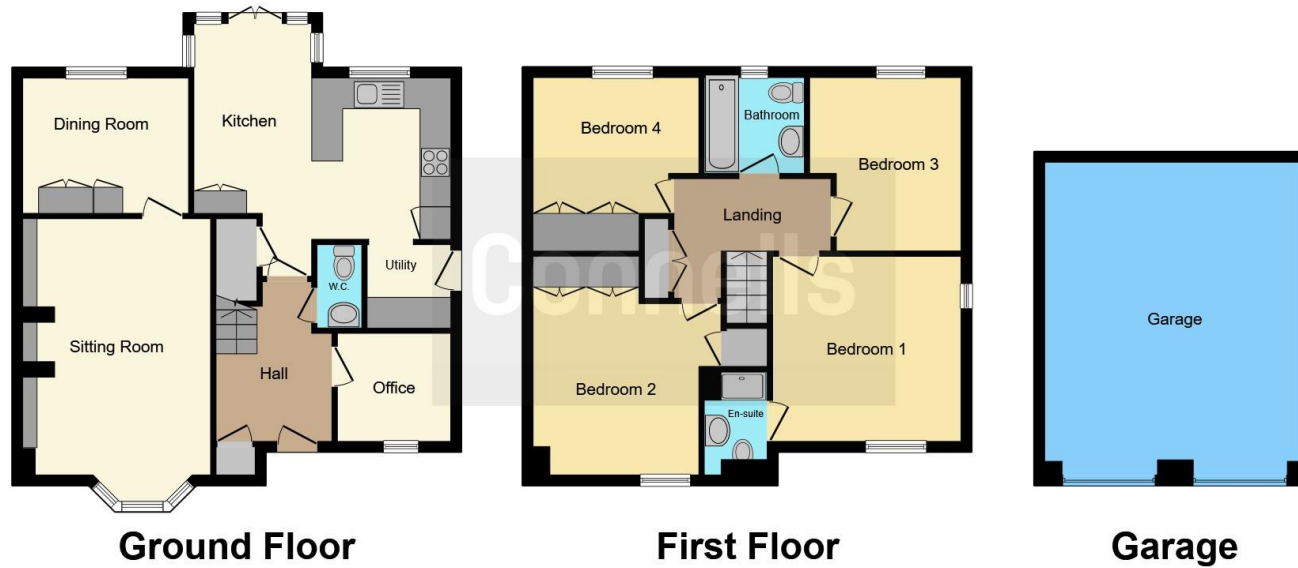
Outside

Low maintenance garden with decking area and pergola. Large paved patio. Gated rear access leading to the garage and off street parking. Outside tap. Lawn area with established planted borders.









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

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EPC Rating: B

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Tenure: Freehold



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