



Connells

Tulbrook Stones
Middleton Cheney Banbury



Property Description

A well presented extended three bedroom detached home at the edge of the cul-de-sac with an impressive rear and side garden in the desirable village of Middleton Cheney.

Accommodation includes:- Entrance porch with open plan access into the entrance hall. Access to ground floor rooms and stairs rising to the first floor. Walking through to the impressive extended Lounge / Diner overlooking the rear garden. The kitchen has a handy serving hatch to the dining area. Complimented by a lovely conservatory.

To the first floor we have three bedrooms and a family bathroom.

Outside the front garden is mainly laid to lawn with driveway to the Garage and the rear garden in the valuers opinion is the largest in the area its a corner plot with rear and side lawned areas. Could be ideal for extending further if required subject to Planning.

Entrance Porch

Double glazed windows to the front and side aspect. Open plan into entrance hall.

Entrance Hall

Access to ground floor rooms. Stairs rising to the First floor and understair storage.

Cloakroom

Low level wc and wash hand basin

Lounge/Dining Room

20' 4" x 11' 9" (6.20m x 3.58m)

A good size Lounge/Diner with double glazed window to the rear aspect and patio doors to Conservatory. Feature fireplace and serving hatch from the kitchen.

Kitchen

11' 3" x 7' 6" (3.43m x 2.29m)

Double glazed window to the front aspect and door to the side garden. Offering a range and wall and base mounted units with worksurfaces over and incorporating a sink with with tiled splashbacks. Integrated electric oven and gas hob with cookerhood over. Serving Hatch to Dining area. Central heating boiler.

First Floor

Landing

Access to First floor rooms and loft.

Bedroom One

11' 1" x 9' 7" (3.38m x 2.92m)

Double glazed window to the rear aspect. Fitted mirrored wardrobes.

Bedroom Two

11' 8" x 9' 10" (3.56m x 3.00m)

Double glazed window to the rear aspect.

Bedroom Three

8' 6" x 7' 9" (2.59m x 2.36m)

Double glazed window to the front aspect.

Bathroom

Double glazed frosted window to the side aspect. Suite comprises of a low level wc, wash hand basin and shower.

Gardens

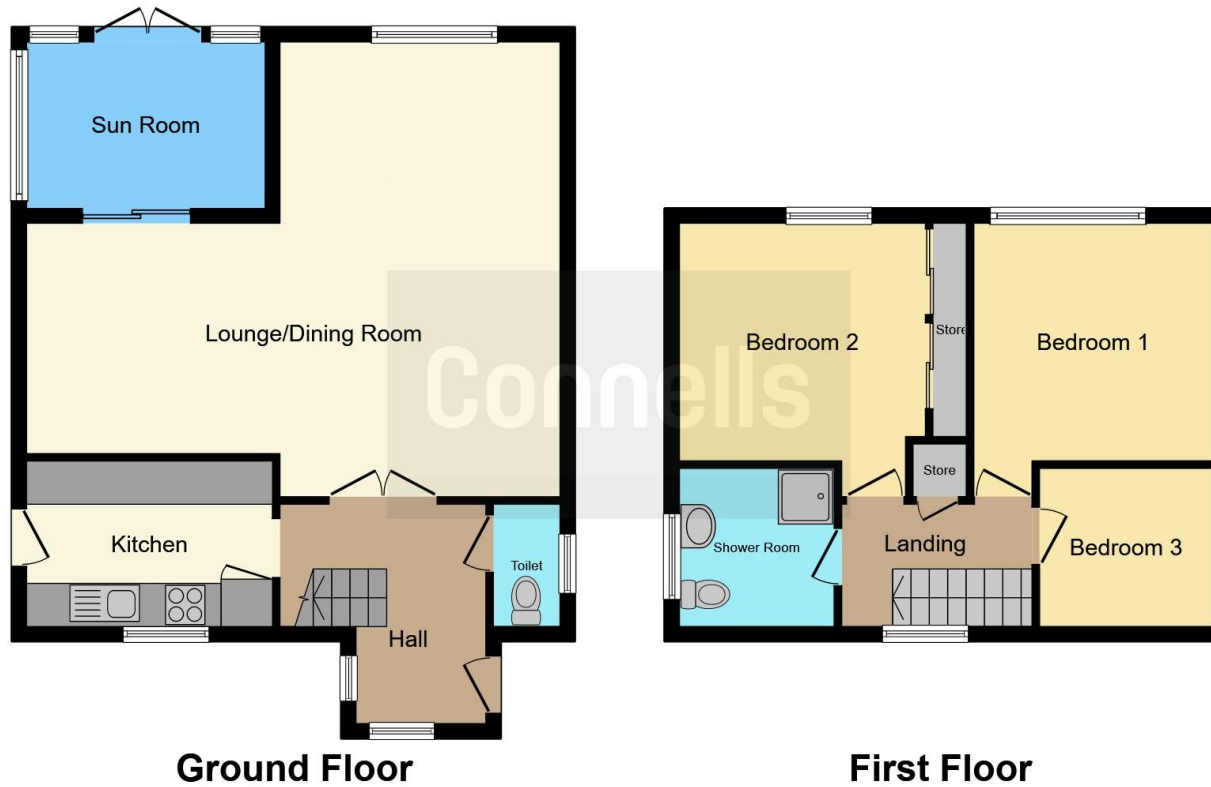
Small front garden mainly laid to lawn with driveway to garage. The rear and side gardens are a great size and viewing is highly recommended.

Garage









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

To view this property please contact Connells on

T 01295 268 101
E banbury@connells.co.uk

33 Bridge Street
 BANBURY OX16 5PN

EPC Rating: D

view this property online connells.co.uk/Property/BAN308866

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BAN308866 - 0006