



**Connells**

Pinhill Road  
Banbury



## Property Description

A corner plot three bedroom semi-detached home with GARAGE in a cul-de-sac location close to the Town Centre of Banbury.

Accommodation includes -: Entrance hall with stairs rising to the first floor and access to the Lounge and Dining room. The Lounge overlooks the good size front garden with a bay window. The rear of the ground floor has a good size dining area with archway into the kitchen and patio doors to the rear garden.

To the First floor we have three bedrooms and a family bathroom with a Shower and separate bath.

Outside as this lovely home is on a corner plot we have a good size front and side garden and the garage and the rear garden has a good size patio area then mainly laid to lawn.

Could be extended subject to planning, so a viewing is highly recommended.

## Entrance Hall

Access to ground floor rooms. Stairs rising to the first floor cupboard and understairs cupboard. Laminate flooring and radiator.

## Lounge

14' 6" max x 11' 6" ( 4.42m max x 3.51m )

Double glazed window to the front aspect. Feature fireplace with fire fitted and shelving in the alcoves surrounds the fireplace.

## Dining Room

6' 11" x 9' 4" ( 2.11m x 2.84m )

Double glazed patio doors leading to the rear garden and archway into the kitchen and radiator.

## Kitchen

6' 11" x 9' 4" ( 2.11m x 2.84m )

Double glazed window to side aspect. Offering a range of wall & base mounted units with worksurfaces over and incorporating a ceramic sink unit with tiled surrounds.

## First Floor

## Landing

## Loft Space

Double glazed window to the side aspect; loft ladder; light

## Bedroom One

8' 8" x 14' 2" ( 2.64m x 4.32m )

Double glazed bay window to the front aspect with storage window seat. Fitted wardrobes to one wall with central mirror. Radiator.

## Bedroom Two

12' 6" x 9' 11" ( 3.81m x 3.02m )

Double glazed window to the rear aspect.  
Radiator.

### Bedroom Three

7' 9" x 8' 9" ( 2.36m x 2.67m )

Double glazed window to the front aspect.  
Radiator.

### Bathroom

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

### Outside

### Front & Side Garden

A great corner plot garden with pathway to front entrance door and mainly laid lawn with garage to the side and hard standing.

### Garage

Driveway to garage. up and over door with power and light.

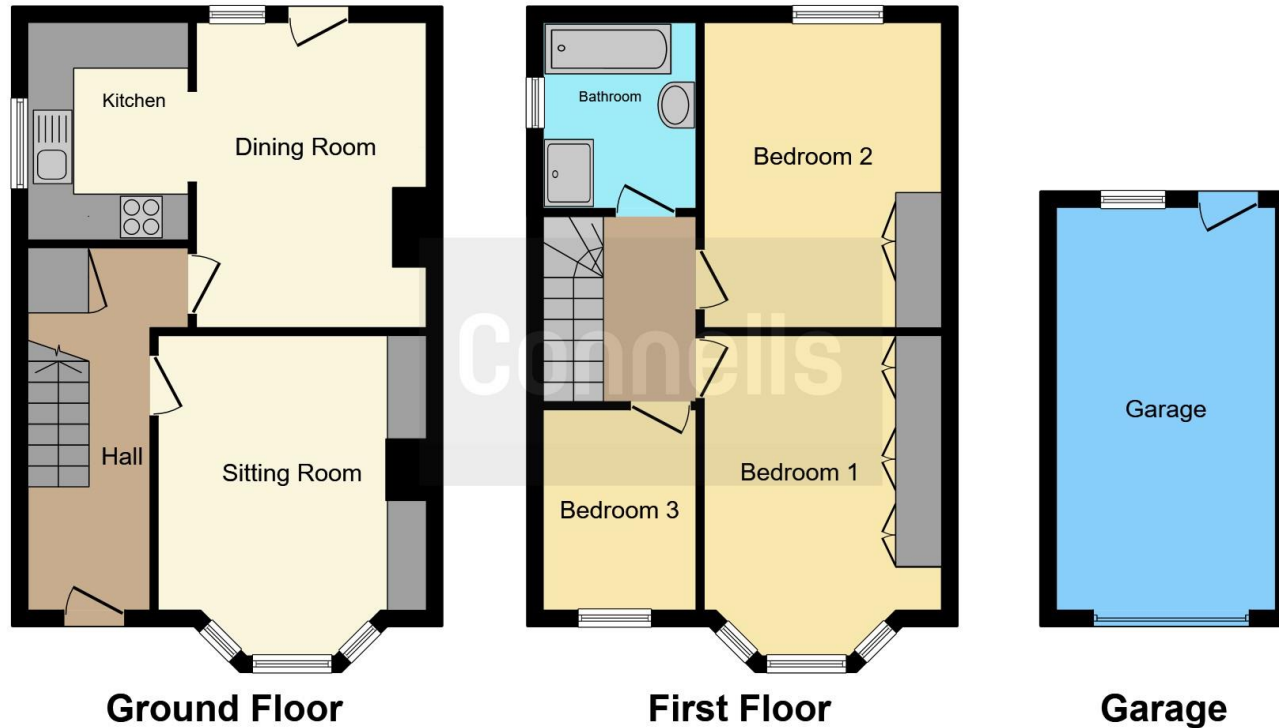
### Rear Garden

Patio area with wooden banister then mainly laid to lawn.









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Tenure: Freehold



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