



Connells

Rookery Close
Bodicote Banbury

Rookery Close Bodicote Banbury OX15 4BA

for sale
£385,000



Property Description

An extended three bedroom semi-detached bungalow with Stiltz LIFT in a lovely cul-de-sac position in the Village of Bodicote.

Accommodation includes: Spacious entrance hall with stairs to the first floor and also benefits from a Stiltz LIFT if needed. Both bedroom two and three are to the front aspect. Door into Lounge and archway into inner hall leading to downstairs modern shower room and access to Kitchen/Breakfast Room. From the Kitchen/Breakfast Room there is access to the open plan Dining Room and a door into the Conservatory/Sun Room. From the Conservatory/Sun Room leads smoothly into the Utility Room. The Kitchen/Breakfast Room and Lounge have Velux Double Glazed Roof Windows.

To the First Floor we have the main bedroom, also to the front aspect, and as mentioned is accessible via the stairs or Stiltz LIFT. Also, with a landing and door into an additional modern Premier Care shower room.

In addition there is access to an insulated and boarded loft - under the eaves. Also an additional storage cupboard.

Outside at the front there is a good size driveway with a car port over, entrance door and also stable door into Utility Room. Electric Vehicle Point, outside electric power point.

There are lawned front and rear gardens which have been well maintained and are established with a number of wonderful plantings.

Entrance Hall

Double glazed door with Thomas Sanderson

blinds and windows to side; access to ground floor rooms and stairs to the first floor. Archway to inner hall.

Ground Floor Shower Room

8' 9" max x 4' 6" (2.67m max x 1.37m)

Double glazed Skylight Window. A modern suite comprises of high level wc, corner wash hand basin with mirror cabinet above, free standing cabinet and boxed shower. Bespoke heated Towel Rail & Radiator. Fully Tiled floor & walls.

Lounge

16' 10" x 11' 8" (5.13m x 3.56m)

A lovely lounge with raised/vaulted ceiling with two double glazed Velux Roof Windows. A number of LED ceiling lights. Feature fire place with a gas fired coal effect stove. Oak Cottage sliding doors with Victoria Bow handles between the Lounge and Dining Room. Connection to Sky satellite dish & terrestrial TV aerial connection.

Kitchen/Breakfast Room

15' 7" max x 9' 7" (4.75m max x 2.92m)

The Kitchen has a range of fitted wall and base mounted units with work surfaces over, and incorporating a double sink and drainer unit with tiled splashbacks. Integrated electric Beko Double Oven and Bosch Dishwasher. Integrated four ring Gas Hob with extractor hood over. De Longhi Microwave - above oven. Partial raised ceiling with a Double Glazed Velux Roof Window. Terrestrial TV aerial point. A breakfast bar with base cabinets beneath and eye level cabinets over separating the Kitchen/Breakfast Room from the Dining Room. Door to inner hall and door to Conservatory/Sun Room.

Dining Room

10' 8" x 9' 5" (3.25m x 2.87m)

Open planned to the Kitchen/Breakfast Room. Double glazed sliding Patio Doors to the rear garden.

Conservatory/Sun Room

14' 3" max x 5' 1" (4.34m max x 1.55m)

A useful room linking the Kitchen/Breakfast Room and the Utility Room, with a ceramic tiled floor. All external conservatory windows and doors to rear are double glazed, with sliding Patio Doors leading out to the rear garden. Night storage heater and open plan to Utility Room.

Utility Room

18' 6" max x 7' 3" (5.64m max x 2.21m)

Fitted with various wall mounted cabinets and base units with work tops over, incorporating a sink and draining board. Space and plumbing for washing machine, fridge and freezer and tumble dryer. Storage cupboard. Ceramic tiled floor. Wooden stable door to front.

Bedroom Two

10' 1" x 11' 8" (3.07m x 3.56m)

Double glazed window to the front aspect, with Thomas Sanderson blinds. Terrestrial TV aerial point. Stiltz Duo Homelift between Bedroom 2 and Main Bedroom on 1st floor. LED lighting.

Bedroom Three

8' 7" x 9' 4" (2.62m x 2.84m)

Double glazed window to the front aspect, with Thomas Sanderson blinds, and small window to side. Under stairs storage cupboard. Built in desk with drawers and wardrobe. Many raised electric power sockets and Broadband connection. LED lighting. Currently used as a Study; on a separate circuit to the rest of the house.

First Floor

Double glazed window to the side aspect. Insulated and boarded loft under the eaves. Doors into main bedroom and additional modern shower room. Storage cupboard.

Bedroom One (main)

16' 1" x 10' 10" max (4.90m x 3.30m max)

Double glazed window to the front aspect, with Plumb's curtains. Hammond fitted wardrobes. Eaves storage. Terrestrial TV aerial point. Stiltz Duo Homelift between Bedroom 1 and Bedroom 2 on Ground floor.

Upper Shower Room

6' 10" x 6' 6" (2.08m x 1.98m)

Double glazed window to the side aspect. Modern Premier Care Shower Room including: shower; folding wooden seat; shower panels; metal grab rails; wall panels around shower room; non-slip floor; vanity basin and higher level wc. Tall storage cupboard.

Front Garden

Block paved front driveway with car port over and an established well maintained front garden with lawn, surrounded by a 4.5ft high privet hedge to the front and side. An outside power point. Electric Vehicle Point. Doors into entrance and into Utility Room.

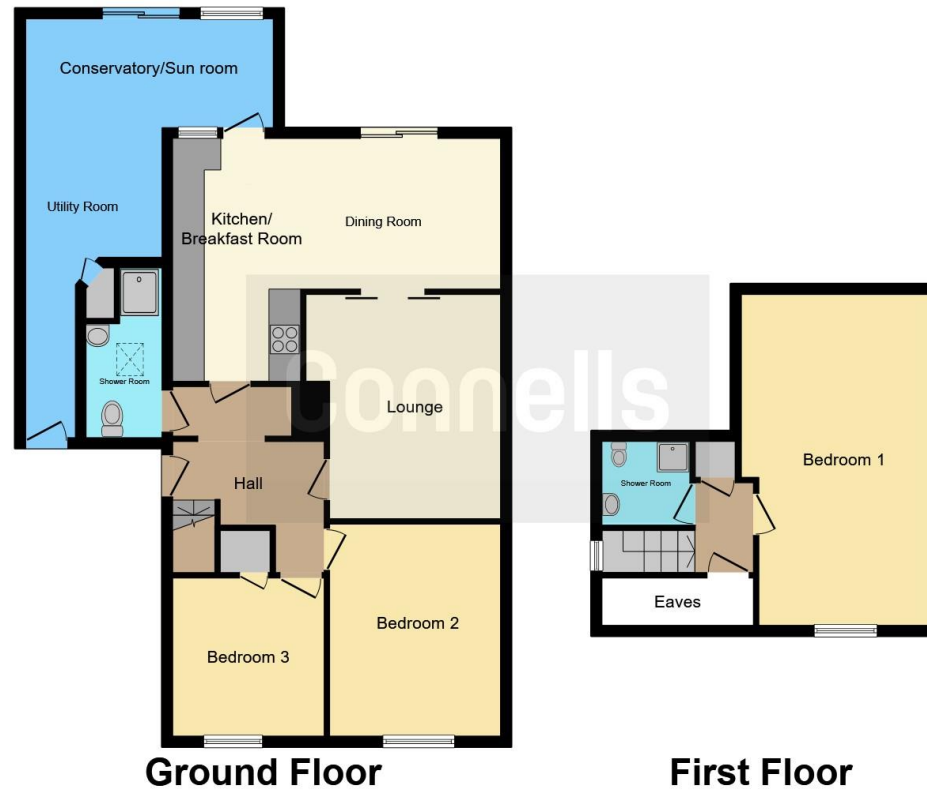
Rear Garden

An established rear garden with patio area, lawn area and a number of lovely trees and plantings; in the valuer's opinion offering a high degree of privacy. An outside power point. Garden shed.









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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