





Property Description

A well presented, modern, four-bedroom detached home with separate study. Located on the popular Hanwell Fields development, situated on a private road off Lapsley Drive. Accommodation comprises lounge, study, kitchen with integrated appliances, dining room, utility room, downstairs cloakroom suite, master bedroom with ensuite, three further bedrooms, all bedrooms with fitted wardrobes, and family bathroom. Property also benefits from front and rear gardens, garage and driveway parking for two cars. Property is beautifully situated on a secluded, private, no through road of only a few homes, with hedgerow

Entrance Hall

Stairs rising to First Floor, access to ground floor rooms, radiator, under stairs cupboard. Telephone point.

Cloakroom

Suite comprises low level wc; wash hand basin; extractor fan and radiator.

Study

7' 7" x 6' 8" (2.31m x 2.03m)

Double glazed window to the front aspect; radiator; two telephone points

Lounge

15' 9" x 11' 6" (4.80m x 3.51m)

Double doors opening on to rear garden,

stone fireplace with inset living flame fire, radiator, tv point and telephone point .

Dining Room

9' 4" x 9' (2.84m x 2.74m)

Window to front aspect, radiator, spotlighting

Kitchen

13' max x 9' max (3.96m max x 2.74m max)

Window to rear aspect, radiator and inset spotlighting. Fitted kitchen offering a range of wall and base mounted units with work surfaces over incorporating a stainless steel one and a half bowl sink/drain unit, integrated gas hob with double oven/grill below and chimney style extractor above, built in dishwasher and built in fridge freezer. Door to:-

Utility Room

5' 11" x 5' 1" (1.80m x 1.55m)

Wall and base mounted units with work surface incorporating a single sink/drain unit, plumbing for washing machine and wall mounted boiler.

First Floor

Landing

Access to first floor rooms, radiator, loft access.

Bedroom One

11' 9" x 11' 4" (3.58m x 3.45m)

Double glazed window to the front aspect; radiator; fitted wardrobes, door to:-

Ensuite

Suite comprises double shower cubicle, low level wc, wash basin and vanity unit, extractor fan, shaver point, radiator and spotlighting. Window to front aspect.

Bedroom Two

11' 5" plus wardrobe x 9' (3.48m plus wardrobe x 2.74m)

Window to rear aspect, built in wardrobes to entire width of room, radiator

Bedroom Three

9' 1" x 8' 11" (2.77m x 2.72m)

Window to front aspect, radiator, fitted wardrobe and built in cupboard housing hot water tank, plus door recess.

Bedroom Four

7' 9" x 7' 4" plus wardrobes (2.36m x 2.24m plus wardrobes)

Double glazed window to the rear aspect; Fitted wardrobes; radiator

Bathroom

Fully tiled. Suite comprises of separate shower cubicle, panel bath with shower mixer attachment, low level wc, wash hand basin, extractor fan, shaver point, spotlighting, radiator and window to rear.

Outside

Front Garden

Open plan design with pathway leading to front entrance door.

Rear Garden

Enclosed rear garden with patio area, decked area, lawn bordered with flower beds, door to garage and side gate providing access to driveway.

Garage

With up and up and over steel door, with driveway parking in front for two average family cars. Separate light and power supply.

Hanwell Fields

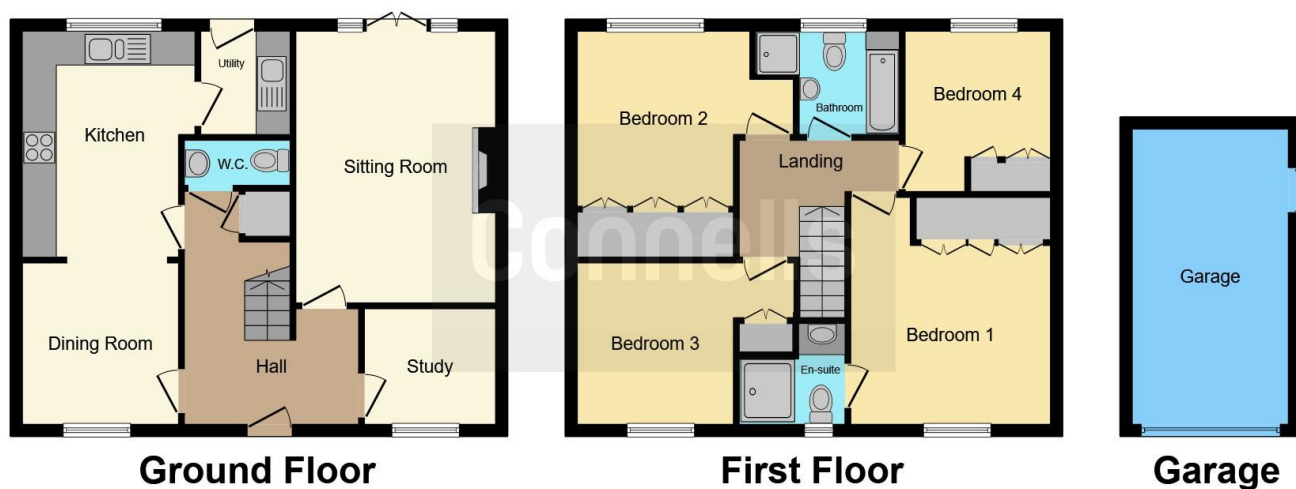
The Hanwell Fields development can be located on the north side of Banbury. As well as maintaining great access to Junction 11 of the M40 and Banbury train station in the town centre, there are several amenities located on Rotary Way in the centre of the development.

This includes a convenience store, dentist, public house and an Indian cuisine restaurant. Hanwell Fields Community School is also located nearby and provides education for children from nursery to primary school ages.









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