



Connells

Sage Close  
Banbury





### Property Description

This attractive three-bedroom detached property is situated in a quiet cul-de-sac and offers generous living space throughout.

The ground floor features a welcoming entrance hall, a well-appointed kitchen/breakfast room with ample storage and integrated appliances, a convenient cloakroom, and a large dual-aspect living room with French doors opening onto the rear garden.

Upstairs, the main bedroom benefits from fitted wardrobes and an en suite shower room, complemented by two further bedrooms and a family bathroom.

Outside, the property boasts a fully enclosed acing garden, a single garage, and off-street parking. Located close to local amenities, schools, and excellent transport links, this home is ideal for families or professionals seeking comfort and convenience.

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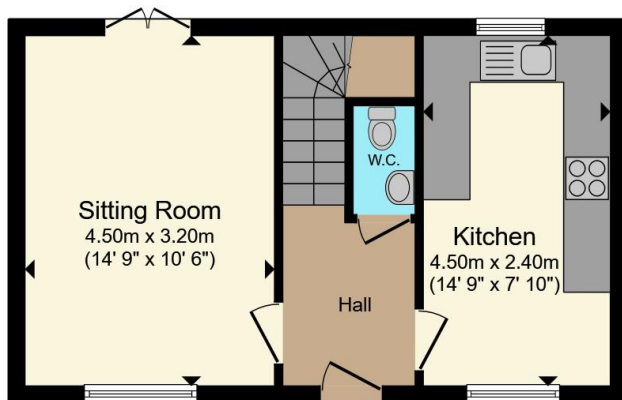
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### KEY FEATURES

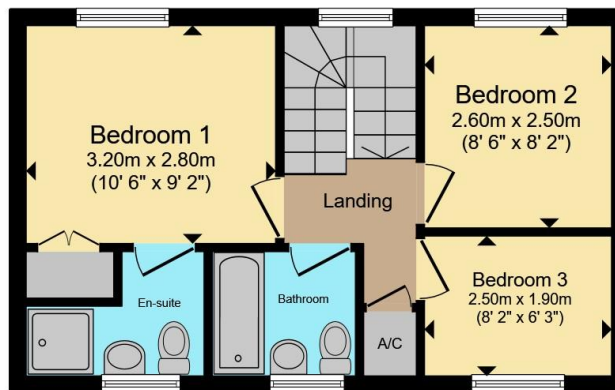
- Three-bedroom detached property
- Spacious dual-aspect living room with French doors to garden
- Kitchen/breakfast room with integrated oven and hob
- Ground floor cloakroom
- Main bedroom with en suite and fitted wardrobes
- Two further bedrooms and family bathroom
- Single garage and driveway parking
- Quiet cul-de-sac location close to amenities







**Ground Floor**



**First Floor**

Total floor area 67.5 m<sup>2</sup> (726 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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**E [banbury@connells.co.uk](mailto:banbury@connells.co.uk)**

33 Bridge Street  
BANBURY OX16 5PN

EPC Rating: Council Tax  
Awaited Band: D

**view this property online [connells.co.uk/Property/BAN309775](http://connells.co.uk/Property/BAN309775)**

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.

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