



Connells

Tyrrell Road
Banbury



Property Description

An immaculate four double bedroom semi-detached home with high ceilings on the popular Bloxham Road. A modern home over three floors giving ample living space
Accommodation includes -: To the ground floor a lovely hallway leading through to downstairs cloakroom, an impressive kitchen/breakfast room with integral appliances and a lounge to the rear overlooking the rear garden.

To the First floor we have three good size bedrooms and a family bathroom and complements the second floor with a great Master Bedroom with en-suite.

Outside there is a long driveway to the garage and pathway leading to front entrance door. The rear garden has a gate to the parking area with lovely patio then mainly laid to lawn

KEY FEATURES:

- **FOUR DOUBLE BEDROOMS**
- **LARGE LOUNGE 16" 10"**
- **KITCHEN/DINING ROOM TO REAR**
- **MASTER BEDROOM WITH EN-SUITE**
- **GOOD SIZE REAR GARDEN WHICH GOES BEHIND GARAGE**
- **DOWNSTAIRS CLOAKROOM**
- **MODERN HOME ON POPULAR ESTATE**
- **OUTSKIRTS OF BANBURY TOWARDS BLOXHAM VILLAGE**



Entrance Hall

Access to ground floor rooms and stairs rising to the first floor. Storage cupboard and space for washing machine and tumble dryer.

Cloakroom

Double glazed window to front aspect. Radiator. WC. Wash Hand Basin. Splash tiles.

Kitchen/ Breakfast Room

9' 7" x 15' 5" (2.92m x 4.70m)

Double glazed window to front aspect. A beautiful and impressive fitted kitchen offering a range of wall and base mounted units with work surfaces over and incorporating a sink/drain unit with tiles surrounds. Integrated Electric oven and grill with gas hob and cooker hood over. Integrated fridge and freezer and also the dishwasher. Radiator

Lounge

11' 1" x 16' 10" (3.38m x 5.13m)

A great size Lounge overlooking the rear garden, radiator

First Floor Landing

Double glazed window to front aspect.

Bedroom Two

15' 11" x 8' 10" (4.85m x 2.69m)

Double glazed window to rear aspect. Radiator.

Bedroom Three

7' 6" x 9' 9" (2.29m x 2.97m)

Double glazed window to rear aspect. Radiator.

Bedroom Four

11' 4" x 9' (3.45m x 2.74m)

Double glazed window to front aspect. Radiator.

Bathroom

Double glazed window to front aspect. Heated towel rail. Wash hand basin. Extractor Fan. Shaver Point. WC. Bath with mixer taps comprising a wall mounted shower with splash back tiles.

Second Floor Landing

Two storage cupboards with one housing boiler.

Master Bedroom

13' 2" max x 12' 1" (4.01m max x 3.68m)

Double glazed window to front aspect. Two double and a single fitted wardrobes. Loft access and radiator.

En Suite

Double glazed skylight window to rear aspect. Wash hand basin. WC. Shaver point. Shower cubicle. Heated towel rail.

Outside

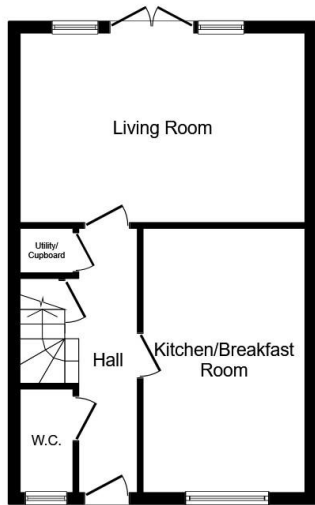
Front Garden

Driveway leading to garage and mainly laid to lawn with scrub borders

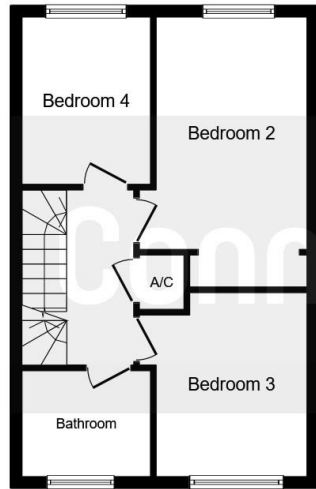
Rear Garden

Great size patio area with pergola then mainly laid to lawn. Gated access to the driveway.

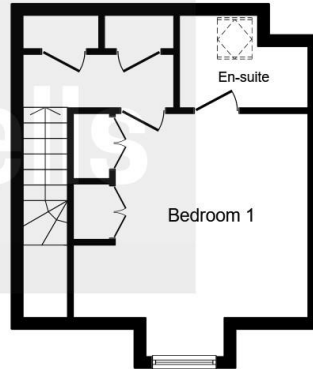




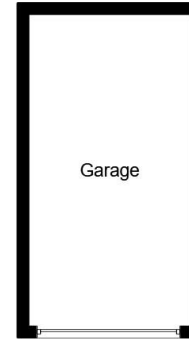
Ground Floor



First Floor



Second Floor



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).
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EPC Rating: B

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Tenure: Freehold



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