



Connells

Sage Close
Banbury



Property Description

A spacious four bedroom detached home briefly comprising :- entrance hallway, cloak room / utility room, lounge, spacious kitchen diner, conservatory/family room with bespoke wood burner, master bedroom with En suite shower room ,three further bedrooms, family bathroom, off road parking for two vehicles and garage to the side of the property, gardens to the rear. Internal viewing is recommended.

Entrance Hallway

Double glazed door to the front , gas fired radiator, stairs rising to the first floor, large under stairs storage cupboard.

Cloak Room / Utility Room

6' 11" x 5' 6" (2.11m x 1.68m)

Benefiting from a low level WC and wash hand basin,tiled to water sensitive areas, double glazed frosted window to the side, extractor fan, base units and ceramic flooring.

Lounge

16' 9" x 11' 2" (5.11m x 3.40m)

Double glazed bay window to the front aspect,double glazed french doors leading through to the conservatory,TV point, two radiators.

Kitchen / Diner

17' 5" x 11' 2" (5.31m x 3.40m)

Fully fitted kitchen with wall and base mounted units with a breakfast bar separating

the kitchen from the dining area, two double glazed windows to the side of the property, one to the other side, double glazed door to the side leading through to the garden, stainless steel sink drainer, complimentary work surfaces and tiling, integrated electric oven with gas hob and cooker hood over, two gas fired radiators, ceramic tiled flooring, housed central heating boiler, plumbing for dishwasher.

Conservatory

16' 11" x 7' 8" (5.16m x 2.34m)

UPVC construction with dwarf wall surround and ceramic tile flooring, be-spoke wood burner, doors leading through to the rear garden.

First Floor Landing

Double glazed window to the front and rear, radiator.

Bedroom One

11' 10" x 11' 2" (3.61m x 3.40m)

Double glazed window to the front, two double glazed windows to the rear, two built in wardrobes, radiator.

En Suite Shower Room

Double glazed window to the side, double shower cubicle, wash hand basin, low level WC, part tiled to water sensitive areas, extractor fan, shaver point, radiator.

Bedroom Two

11' 3" x 9' 6" (3.43m x 2.90m)

Double glazed window and Juliet balcony overlooking the garden. Radiator.

Bedroom Three

9' 7" x 11' 8" (2.92m x 3.56m)

Double glazed window to the front, radiator, loft access (which is fully boarded)

Bedroom Four

7' 2" x 8' 2" (2.18m x 2.49m)

Double glazed window to the front aspect. Radiator. Currently used as a study.

Family Bathroom

Double glazed window to the side, bath, low level WC, wash hand basin, part tiled, radiator, extractor fan.

Garage

Power and light with up and over action, off road parking in the front of the garage

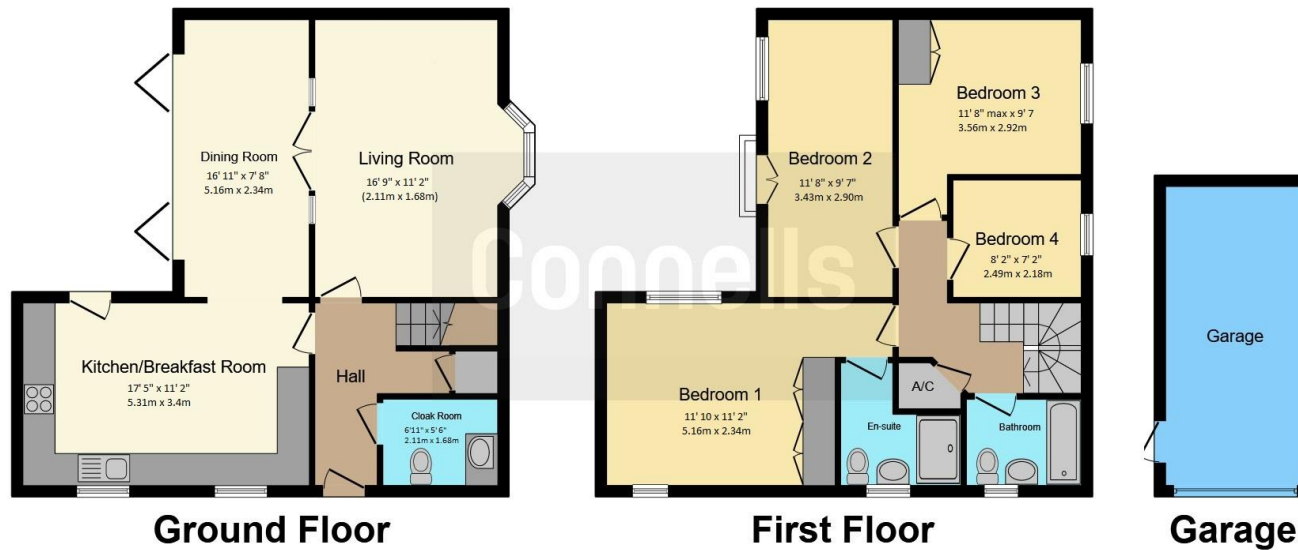
Rear Garden

Patio shingle to the front, mostly laid to lawn with a mixture of panel fence and wall surround with side access leading through to the driveway. Door into Garage.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

view this property online connells.co.uk/Property/BAN308313

Tenure: Freehold



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