



**Connells**

Catterick Road  
Bicester



### Property Description

Connells are delighted to offer for sale this spectacular five bedroom detached home, located in the popular Kingsmere location, close to the Kingsmere and Bicester Village amenities.

The entrance hall is spacious and leads to the large kitchen / dining room, with a fitted Kitchen and French doors to garden, access to the utility room with separate door to the garden. The ground floor also has a bright and accommodating living room, benefitting with dual windows, to the front and a bay window to the side.

There is also a ground floor cloakroom accessed via the entrance hall.

On the first floor, the large landing area leads to the three good size double bedrooms, with built in storage and an en-suite to the master, the family bathroom is also located on this floor.

The second floor is home to another two spacious double bedrooms, both benefiting from built in storage and bedroom four with an en-suite.

The garden has a patio area and laid to lawn, along with side gate access. There are two driveway parking spaces in front of the garage, of which benefits from power and lighting.

Overall, the property is approximately 168 sq m / 1808 sq ft.



## Entrance Hall

## Groundfloor Cloakroom

## Kitchen / Diner

20' 10" x 13' 11" max ( 6.35m x 4.24m max )

The spacious Kitchen Diner, with tiled floor, captures the heart of the home, fitted base and wall units with integral appliances, window to the rear garden, with door access to the rear garden and a walk through to the utility area

## Utility Room

6' 6" x 5' 8" ( 1.98m x 1.73m )

Accessed from the Kitchen Diner, you also have door access to the garden.

## Reception Room

20' 10" x 11' 2" ( 6.35m x 3.40m )

Carpeted, with windows to the front and a bay window to the side of the property, this bright living family room accommodates a good seating area with enough room for a study area if required

## Bedroom One (en-Suite)

14' 4" x 11' 5" ( 4.37m x 3.48m )

On the first floor, the master bedroom, has built in storage and access to the en-suite

## Bedroom Two

10' 10" x 10' 11" ( 3.30m x 3.33m )

First floor double bedroom, carpeted and located to the rear of the property

## Bedroom Three

10' 11" x 9' 8" ( 3.33m x 2.95m )

Also of the first floor, Double Bedroom, facing the front of the property

## Family Bathroom

Tiled floor, Bath, Towel Rail, WC and basin

## Bedroom Four (en-Suite)

16' 7" x 11' 4" ( 5.05m x 3.45m )

Located on the second floor, double bedroom with built in storage and en-suite

## Bedroom Five

11' 6" x 11' 9" ( 3.51m x 3.58m )

Positioned on the second floor, double bedroom with dual aspect windows and built in storage

## Garage

Power and lighting with driveway parking to the front of the garage

## Square Footage

Overall, the property is approximately 168 sq m / 1808 sq ft.





**Ground Floor**



**First Floor**



**Second Floor**

Connells



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: B**

**view this property online [connells.co.uk/Property/BIC308515](http://connells.co.uk/Property/BIC308515)**

Tenure: Freehold



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