



**Connells**

Trefoil Drive  
Bicester





## Property Description

This spacious and modern four-bedroom linked-detached family home with a self-contained one-bedroom annexe offers the perfect blend of comfort, style, and versatility. The property boasts a thoughtfully designed layout with high-end finishes throughout, ideal for modern living. The ground floor features a beautifully refitted kitchen with a breakfast bar, ample storage, and appliances, alongside a large, light-filled lounge/diner with French doors opening to the south-facing garden, perfect for entertaining.

Upstairs, the first floor provides four well-proportioned bedrooms, including a master suite with a dressing room and en-suite, along with a modern family bathroom. Each room is well-lit, with built-in wardrobes providing ample storage.

Outside, the property benefits from a 36ft tandem driveway, carport with an electric vehicle charging point, and garage.

The one-bedroom annexe is a standout feature, offering self-contained living space with an open-plan kitchen/living room, bedroom, and shower room-perfect for guests, relatives, or rental potential.

Located in a desirable area with easy access to local amenities and transport links, this property is ideal for families seeking extra space, comfort, and flexibility.

## Ground Floor

### Kitchen / Breakfast Room

13' 1" x 10' 10" ( 3.99m x 3.30m )

A beautifully modernised kitchen (Nov 2020) boasting ample storage with base and eye-level units, marble surround accents, and a range of appliances, including two full size NEF built in ovens with 14 heating and combination modes including vario steam for baking and roasting, plus bread proving. Both A+ energy rating and both pyrolytic + hydrolytic integrated cleaning system. A 5-ring

stainless steel gas hob, a full height integrated fridge, a full height integrated freezer, and integrated pull-out bins. The breakfast bar provides a cozy space for family meals.

### Living Area

15' 9" x 10' 11" ( 4.80m x 3.33m )

Bright and inviting with rear and side aspect windows, the living area also comes with a gas living flame coal effect fire, perfect for cozy evenings.

### Dining Area

11' 7" x 8' 4" ( 3.53m x 2.54m )

The dining area features laminate flooring and French doors opening to the garden which is great for entertaining guests or spending dinner time around the table with family.

## First Floor

### Bedroom One

11' 7" x 11' 2" ( 3.53m x 3.40m )

Spacious and tranquil with a rear aspect PVC window, TV and telephone points, and an adjoining dressing room with fitted wardrobes and front aspect PVC window. The en-suite features a modern shower enclosure with a "Mira" thermostatic shower, pedestal wash hand basin, and WC.

### Dressing Room

9' 1" x 5' 8" ( 2.77m x 1.73m )

### Bedroom Two

11' 10" x 9' 11" ( 3.61m x 3.02m )

Generously sized with a front aspect window and a built-in 4-door wardrobe.

### Bedroom Three

11' 1" x 9' 10" ( 3.38m x 3.00m )

Rear aspect window, built-in wardrobe.

## Bedroom Four

12' 2" x 7' 10" ( 3.71m x 2.39m )

Ideal for a study or guest room with TV and telephone points.

## Family Bathroom

The family bathroom comes equipped with an extractor fan, radiator, half tiled walls, a hand basin, a bath with a mixer tap and a shower enclosure with thermostatic shower.

## Outside

### Rear Garden

A south-facing suntrap, perfect for outdoor entertaining or gardening.

### Parking

Ample parking includes a 36ft tandem driveway, partly under a carport that comes with an electric vehicle charging point, and a garage.

### Garage

Includes eaves storage, lighting, power, and its own electricity fuse board.

## Annexe

This self-contained one-bedroom annexe offers independent living with its own entrance, perfect for guests or potential rental opportunities.

## Kitchen / Living Area

15' 4" x 8' 11" ( 4.67m x 2.72m )

Integrated 60/40 fridge freezer, integrated washer dryer, stainless steel glass fan oven/grill, 4-ring ceramic hob with extractor fan, laminate work surfaces, laminate flooring, and a wall-mounted heater. A remote-controlled front aspect "Velux" skylight.

## Bedroom

9' 10" x 8' 11" ( 3.00m x 2.72m )

Bright and airy with a vaulted ceiling and front aspect window.

## Shower Room

Modern and well-equipped with a "Triton T80" shower, sliding head support, extractor fan, aqua panel walls, heated towel rail and vinyl flooring.







**Ground Floor**



**First Floor**



**Annex**

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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01869 244761**  
**E [bicester@connells.co.uk](mailto:bicester@connells.co.uk)**

5 Market Square  
 BICESTER OX26 6AA

**EPC Rating: C**

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Tenure: Freehold



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