



**Connells**

Heather Road  
Bicester

# Heather Road Bicester OX26 3YU

For Sale offers in excess of  
**£400,000**



## Property Description

A Beautifully Extended Three-Bedroom Detached Family Home in the desirable Southwold development.

This well presented, extended three-bedroom detached residence offers spacious and versatile accommodation, ideal for modern family living and is positioned within easy reach of local amenities and a well-regarded primary school, with the option of two further primary schools in the near vicinity, the home combines comfort, style, and practicality in equal measure.

The property has been thoughtfully extended and maintained to a high standard throughout. At its heart lies a fitted kitchen, finished with integrated appliances, contemporary fixtures and ample storage. Adjacent is a flexible dining room or study area, perfectly suited to both family meals and home working, of which then feeds through to the generous living room, providing a warm and welcoming space to relax and unwind with views of the rear garden.

Upstairs, three well-proportioned bedrooms provide comfortable accommodation for all the family, served by a modern family bathroom.

Outside, the home benefits from a private garage, electric car charger point and ample driveway parking, within this nestled cul-de-sac offering additional convenience.

This delightful property presents a rare opportunity to acquire a turnkey family home in one of Bicester's most desirable locations, where viewing is highly recommended.

## Entrance Hall

Laminate Flooring, Access to Cloakroom, Kitchen and Stairs. Under Stairs Built in Storage.

## Cloakroom

Laminate Flooring, WC Basin and Storage unit, Window to Front of Property

## Kitchen

Tiled Floor, Integrated Double Oven and Grill, Gas Hob, Extractor, Integrated Appliances Including Fridge, Washing Machine and Dishwasher, Wall and Base Units, Base Plinth Lighting, Breakfast Bar. Window to Front of Property

## Dining / Reception Area

Laminate Flooring, Window to Side of Property, Archway access to Living Room

## Living Room

Laminate Flooring, Electric Fireplace, Archway access to Dining Reception Area. Window and Doors to Rear Garden,

## Landing

Carpet, Access to all bedrooms and Family Bathroom. Loft Access Point

## Bedroom One

Double Bedroom, Carpet, Two Windows to Rear of Garden, Built in Storage

## Bedroom Two

Bedroom, Carpet, Window to Front of Property

## Bedroom Three

Bedroom, Carpet, Built in Over Stairs Storage, Window to Front of Property

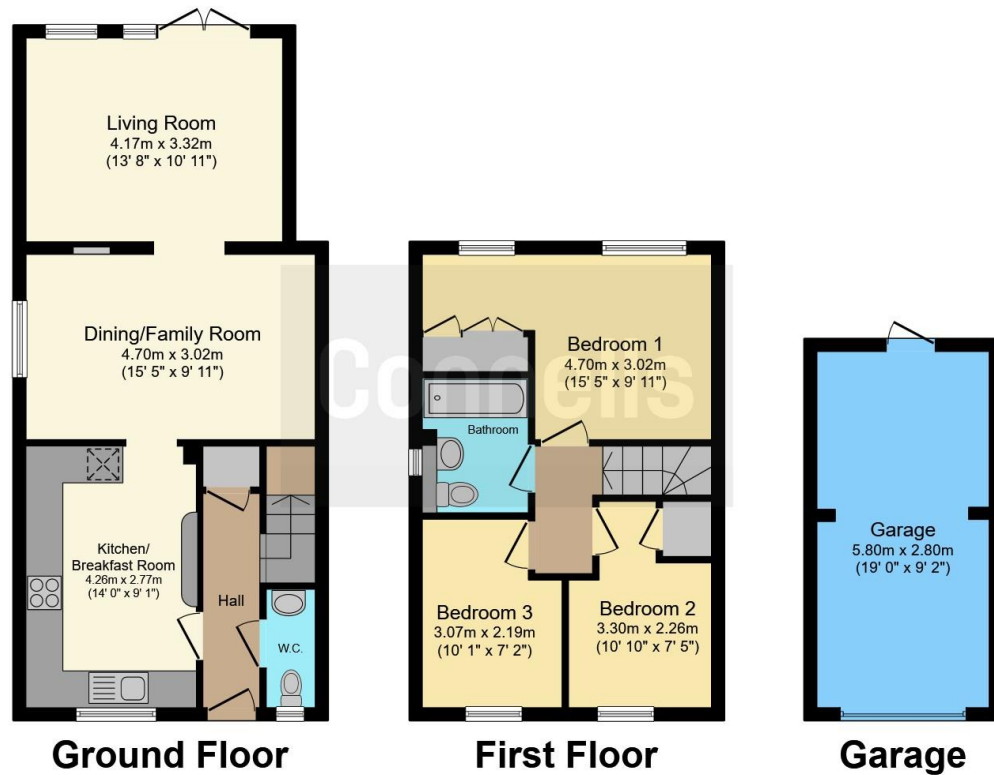
## Family Bathroom

Bath with Overhead Shower, Glass Foldable Screen, WC, Basin and Storage Unit, Radiator Towel Rail, Extractor and Window to Side of Property. Partially Tiled Walls

## Garage

Up and Over Door, Power and Lighting, Door Access to Garden. Separate Breaker Board. Storage in Rafters. Driveway has Electric Car Charger point.





Total floor area 100.3 m<sup>2</sup> (1,079 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.focalagent.com](http://www.focalagent.com)

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EPC Rating: C Council Tax  
 Band: D

**view this property online [connells.co.uk/Property/BIC309286](http://connells.co.uk/Property/BIC309286)**

Tenure: Freehold



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