



12 Blackwell Drive

Bodicote

AN IMMACULATELY WELL KEPT AND SPACIOUS FOUR BEDROOM DETACHED STONE BUILT PROPERTY ON THE POPULAR WHITECHAPEL GARDENS DEVELOPMENT IN BODICOTE, BENEFITTING FROM AN EN-SUITE TO THE MASTER BEDROOM, LANDSCAPED REAR GARDEN PLUS A GARAGE AND DRIVEWAY PARKING.

Entrance hall, sitting room, kitchen/diner, dining room/play room, cloakroom, four bedrooms, en-suite, family bathroom, landscaped rear garden, garage, driveway parking. Energy rating B.

£499,950 FREEHOLD



Situation

BODICOTE is a popular and thriving village lying approximately a mile and a half South of Banbury. It has a community feel with such groups as both Banbury and Bodicote Cricket Clubs and Bodicote Players Amateur Dramatics Group. Within the village amenities include a Post Office/shop, a farm shop and café, two public houses, Bishop Loveday Church of England Primary School, village hall, Banbury Rugby Club, Kingsfield sports and recreation area with children's playground, Bannatyne's Health and Leisure Club, and a bus service to and from the town centre.

A floorplan has been prepared to show the dimensions and layout of the property as detailed below. Some of the main features are as follows:

- * A beautifully presented double fronted stone built detached house constructed approximately 3 years ago by Barratt Homes.
- * Entrance hall with doors to lounge, dining room, kitchen/diner, cloakroom and storage for coats and shoes. Laminate flooring, stairs to first floor.
- * Dual aspect lounge with window to front and French doors opening to the patio and rear garden.
- * Dual aspect dining room with windows to front and side, laminate flooring. Could also be utilised as a play room, second lounge or study.
- * Kitchen/diner accessed off the hallway, fitted with a range of base and eye level units, integrated appliances include a fridge freezer, oven with a four ring gas hob and extractor over, integrated dishwasher and washing machine, inset sink, ample space for a large table and chairs, laminate flooring, French doors leading to patio and garden.
- * Downstairs cloakroom with WC, sink and extractor.
- * First floor landing with doors to all rooms, hatch to loft, window to the rear.
- * The master bedroom is a double with fitted wardrobes, windows to the side and rear, door to the en-suite.
- * En-suite with double shower cubicle, WC and wash hand basin, window to side, part tiled walls and heated towel rail.
- * Bedroom two is a double with windows to front and side allowing lots of light. Fitted wardrobes.
- * Bedroom three is a double with window to front. Fitted wardrobes.
- * Bedroom four is a single with window to rear.
- * Family bathroom fitted with a white suite comprising bath with shower over, WC and wash hand basin, part tiled walls, heated towel rail, extractor fan.
- * The rear garden has been landscaped to incorporate a patio immediately outside the rear doors with a step up leading to a further patio seating area with a pergola over as well as a lawned area with a border of shrubs. Outside tap and external power points, gated access leading to the driveway.
- * Garage with up and over door, light and power, partly boarded for storage.
- * Off road parking in front of the garage for two/three vehicles.

Services

All mains services are connected. The boiler is located in the kitchen.

Local Authority

Cherwell District Council. Council tax band E.

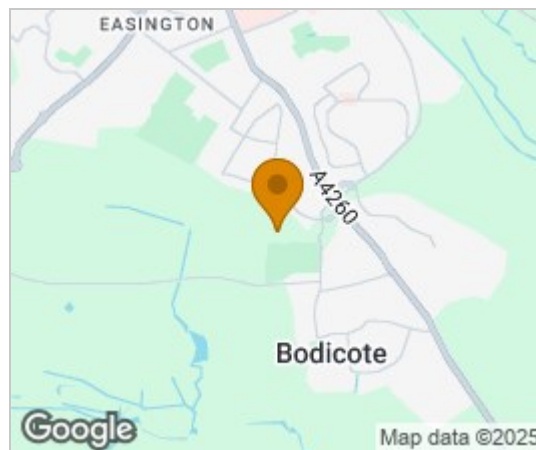
Viewing

Strictly by prior arrangement with the Sole Agents Anker & Partners.

Energy rating: B

A copy of the full Energy Performance Certificate is available on request.

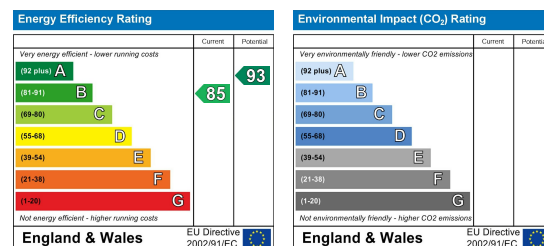
Area Map



Floor Plans



Energy Efficiency Graph



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