



Firtree Close
Banbury, OX16 1JS



ROUND & JACKSON
ESTATE AGENTS





A recently updated and greatly improved four bedroom detached family house located in this highly sought after cul-de-sac on the northern outskirts of town.

£595,000

The property

13 Firtree Close, Banbury is a superb detached family home which is pleasantly located within a sought after small development on the northern edge of town close to a wide range of amenities. The property is beautifully presented has been partly reconfigured and greatly improved within years. On the ground floor there is a spacious entrance hallway, a cloakroom/WC, a large sitting room with a bay window, a separate reception room and a superb open plan kitchen/dining room with adjoining utility room. On the first floor there is a large landing, a master bedroom with fitted wardrobes and an en-suite shower room, three further double bedrooms and a modern family bathroom. To the front of the property there is a driveway and a lawned garden and to the rear there is a large garden which is predominantly laid to lawn and is pleasantly landscaped. There is also an integral single garage.

We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

A spacious entrance hallway with wood effect flooring and stairs to the first floor with concealed storage beneath.

Cloakroom

W.C. with wash hand basin.

Sitting Room

A very spacious reception room with a bay window to the front, a central fireplace and recessed shelving and storage.

Family Room

Ideal office, dining room or family room with wood effect flooring.

Kitchen/Dining Room

A superb open plan room having been recently reconfigured by combining the two rooms. The kitchen is fitted with a range of modern eye level cabinets, base units and drawers and a breakfast bar with Quartz work surfaces over and a range of walled cabinets with a fridge, a freezer and double oven. Integrated dishwasher, wine cooler, wood effect flooring, ample space for a table and chairs and double doors to the rear.

Utility Room

Fitted base cabinets with work surfaces, space for washing machine and tumble dryer, wall mounted boiler, hatch to loft space, door to garage and door to the side.

First Floor Landing

A spacious and light landing with a window to the front, doors to all first floor accommodation and a hatch to the loft space.

Master Bedroom

A very spacious double room with a bay window to the front, built in wardrobes and a modern en-suite shower room which has been re-fitted.

Bedroom Two

A spacious double room with a window to the rear and built in wardrobes.

Bedroom Three

A spacious double room with a window to the rear and built in wardrobes.

Bedroom Four

A double room with a window to the front and built in wardrobes.

Family Bathroom

Recently re-fitted with a modern suite comprising a panelled bath with a shower over, a wash hand basin with vanity unit and a W.C. Modern tiling, heated towel rail.



Outside

To the front of the property there is a driveway with parking for two vehicles and a lawned garden with a path to the front door. To the rear there is a beautifully landscaped garden which is predominantly laid to lawn with flower and plant borders and a paved patio adjoining the house and further patio area with a pergola.

Situation

Banbury is conveniently located only 2 miles from junction 11 of the M40 putting Oxford (22 miles), Birmingham (43 miles), London (78 miles) and of course the rest of the motorway network within easy reach. There are regular trains from Banbury to London Marylebone (51 mins) and Birmingham Snow Hill (55mins). Birmingham International airport is 42 miles away for UK, European and New York Flights. Some very attractive countryside surrounds the Town and many places of historical interest are within easy reach.

Directions

From Banbury town centre proceed via the Warwick Road and continue out of town for approximately one mile. Continue past the Barley Mow Public House and travel over the roundabout heading out of town. Firtree Close will be found as the first turning on your right where the property will be found on your left.

Services

All mains services are connected.

Local Authority

Cherwell District Council. Tax band E.

Viewing Arrangements

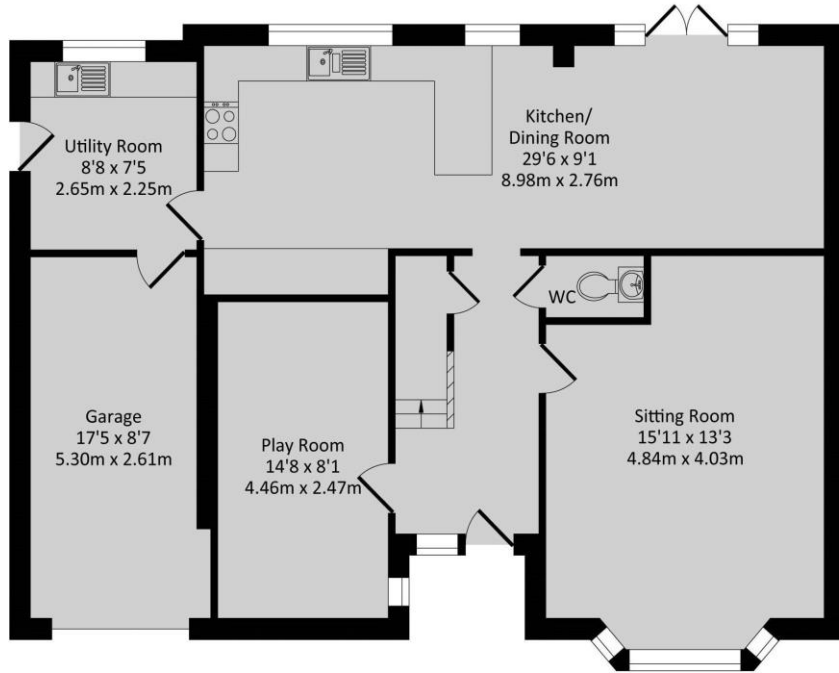
By prior arrangement with Round & Jackson.

Tenure

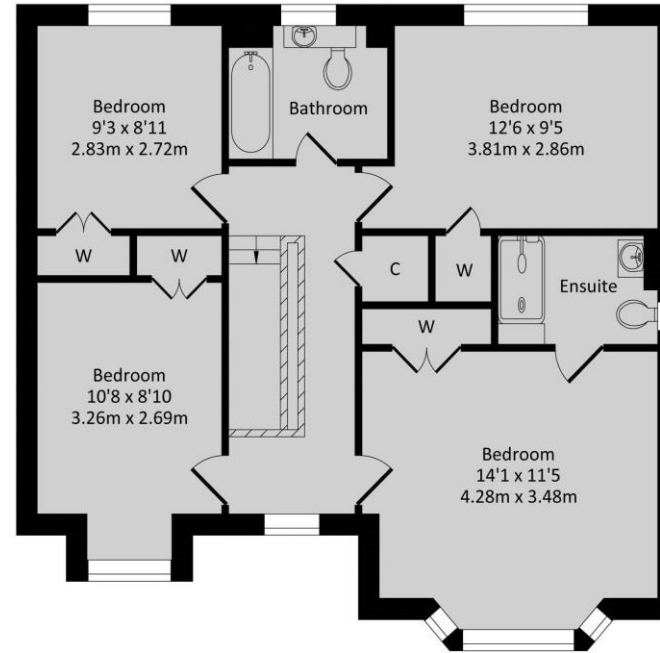
A freehold Property



Ground Floor
Approx. Floor
Area 973 Sq.Ft.
(90.40 Sq.M.)



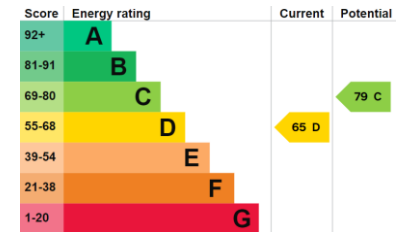
First Floor
Approx. Floor
Area 735 Sq.Ft.
(68.30 Sq.M.)



Total Approx. Floor Area 1708 Sq.Ft. (158.70 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



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