



Betts Close  
Banbury



ROUND & JACKSON  
ESTATE AGENTS



# 1 Betts Close

Banbury, Oxon, OX16 9ZN

O.I.E.O. £399,950

A spacious and beautifully presented three bedroom detached modern home with a superb open plan kitchen/diner located on this sought after development off of the Bloxham Road.

## The Property

1 Betts Close, Banbury is a superb modern and detached home which is located on this sought after development on the south side of town. The property is beautifully presented with spacious and light accommodation that is arranged over two floors. On the ground floor there is an entrance hallway, a W.C, a sitting room, an open plan kitchen/dining room and a utility room. On the first floor there are three double bedrooms with an en-suite shower room to the master, and a family bathroom. Outside of the property there is a beautifully landscaped garden to the side, a tandem driveway to the rear and a gravelled and lawned area of garden which borders the property.

Some of the main features include:

## Entrance Hallway

A spacious central hallway with access to all ground floor accommodation and stairs to the first floor.

## Sitting Room

With ample room for a range of furniture and dual aspect windows to the front and side.

## Kitchen/Diner

A superb and bright open plan room which is fitted with a range of cream shaker style eye level cabinets and base units and drawers with work surfaces over and attractive tiled splash backs. There is a one and half sink and draining board, integrated dishwasher, fridge/freezer, double oven, four ring gas hob with extractor hood over and door to the utility room. There is a breakfast bar, ample space for dining furniture, dual aspect windows to the rear and side aspect and double doors to the rear garden.

## Cloakroom/W.C

Fitted WC and wash hand basin.

## Utility Room

Fitted work surfaces, an inset sink and draining board, tiled splashbacks, space and plumbing for a washing machine and tumble dryer. A useful storage cupboard and door to the driveway.

## First Floor Landing

Doors to first floor accommodation, storage cupboard and a window to the rear aspect.

## Master Bedroom

A spacious double bedroom with a window to the front aspect and door to the;

## En-suite

Fitted with a double shower cubicle, WC, wash hand basin and a wall mounted heated towel rail. Window to the side aspect.

## Bedroom Two

A double bedroom with a window to the front aspect.

## Bedroom Three

A double bedroom with a window to the side aspect.

## Family Bathroom

Fitted with a modern white suite comprising a panelled bath with mixer shower over, WC and wash hand basin, heated towel rail with modern tiled splashbacks and a window to the front aspect.

### Garage

A single garage with an up and over door to the front, personal door to the side leading to the garden. Power and light connected.

### Outside

The main area of garden is located to the side and it has been beautifully landscaped by the current owners. There is a composite decked seating area adjoining the house, attractive gravelled borders, a lawned area and raised seating area with porcelain tiles. A particular feature is the walled perimeter which provides a surprising private aspect. There is a small lawned area which wraps around the front and side of the property with established hedges.

### Directions

From Banbury Cross proceed in a southerly direction on South Bar Street, take the right hand turn for Bloxham on the A361. Continue to the round about and take the third exit onto Tyrrell Road. Take the third right for Bidwell Road, continue for a short distance and take the first right into Betts Close and the property will be found immediately on the left.

### Situation

Banbury is a thriving, market town located just north of Oxford amidst beautiful rolling countryside. The town is steeped in history and is now a modern centre with a full range of shops, supermarkets, a cinema, restaurants and leisure facilities. Communication links are excellent with Junction 11 of the M40 situated approximately two miles north east. Banbury railway station is within easy reach and provides regular trains to all parts of the country with London and Birmingham a comfortable commute (London Marylebone from 57 minutes and Birmingham New Street from 44 minutes). Birmingham Airport is about 40 miles distant and Heathrow and Luton Airports are also within easy reach. The local area provides a range of primary and secondary schools.

### Services

All mains services connected.

### Local Authority

Cherwell District Council. Tax band D.

### Viewing arrangements

By prior arrangement with Round & Jackson.

### Tenure

A freehold property.

### Agents Notes

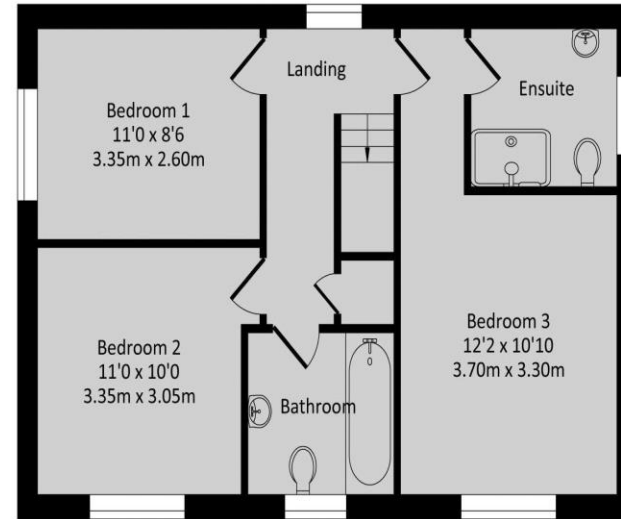
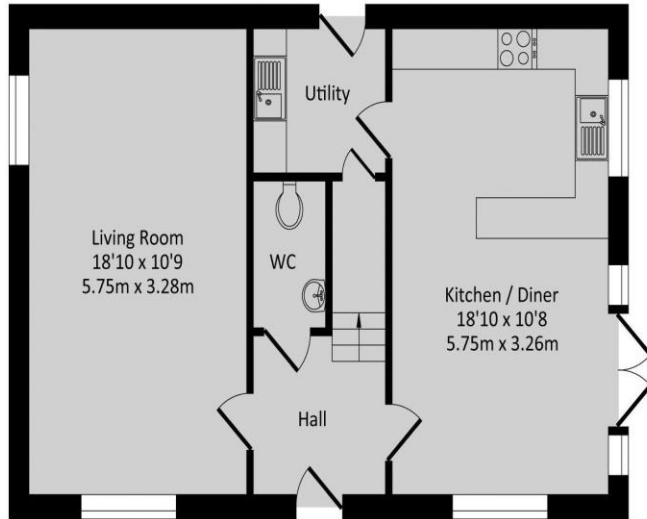
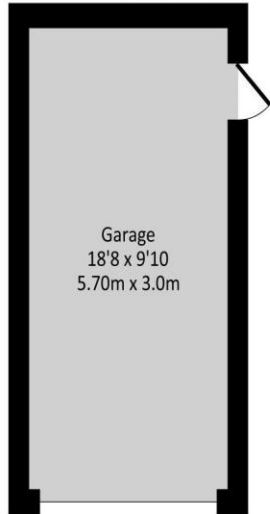
There is an annual service charge of £168.82.



Garage  
Approx. Floor  
Area 184 Sq.Ft.  
(17.1 Sq.M.)

Ground Floor  
Approx. Floor  
Area 552 Sq.Ft.  
(51.3 Sq.M.)

First Floor  
Approx. Floor  
Area 552 Sq.Ft.  
(51.3 Sq.M.)



Total Approx. Floor Area 1288 Sq.Ft. (119.7 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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