



10 Anstee Close  
Banbury, OX16 9ZW



ROUND & JACKSON  
ESTATE AGENTS









A very well presented, Redrow built, four-bedroom detached family home with a larger than average garden, a garage and driveway parking. The property is located at the end of a quiet no-through road.

### The property

10 Anstee Close, Banbury is a very well presented, modern four-bedroom detached family home which was built in 2020 by highly regarded builders Redrow Homes. The property is located in a very quiet part of the development and sits on a no-through road. The property has a pleasant tree-lined outlook and has been well cared for by the current owners, who have lived here from new. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is a hallway, sitting room, large kitchen/diner, utility room and a cloakroom with W.C. On the first floor there is a landing, four double bedrooms, with en-suite bathroom to the main bedroom, and there is a family bathroom. There is a single garage and driveway parking for two vehicles and to the rear of the property there is a larger than average, lawned garden with a large patio. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

### Entrance Hallway

Stairs rising to the first floor with doors leading into the sitting room and kitchen. There is quality Amtico flooring, high ceilings and there is a useful understairs storage cupboard.

### Sitting Room

A good size sitting room with high ceilings and a window to the front aspect.

### Kitchen Diner

A lovely bright and airy, open plan kitchen diner with high ceilings and a window and French doors leading into the rear garden. The kitchen area is fitted with a range of grey and white coloured cabinets with worktops over and tiled splash backs. There is an inset sink and drainer and there are a range of integrated appliances including a double electric oven, four ring gas hob and extractor hood, a dishwasher, a fridge freezer and there is a plinth heater. The dining area has ample space for a large table and chairs and there is a large, shelved storage cupboard and doors leading into the hallway and utility room. The quality Amtico flooring from the hallway continues throughout the kitchen/diner.

### Utility Room

A good size utility area with a door leading into the cloakroom and a further door leading into the garden. There is a sink and drainer with tiled splash backs and there is a fitted cupboard. The Amtico flooring from the kitchen continues throughout.

### Cloakroom W.C

Fitted with white suite comprising a toilet and wash basin with tiled splash backs and vinyl flooring. There is a window to the side aspect.

### First Floor Landing

A spacious landing with doors leading to the bedrooms and bathroom. There are two built-in cupboards, one housing the hot water tank and the other with fitted shelving. There is a loft hatch giving access to the roof space.

### Bedroom One with En-Suite

A large main bedroom with a window to the front aspect and fitted, mirror fronted wardrobes. There is a door leading into a lovely en-suite which is fitted with a white suite comprising a large shower cubicle, toilet and wash basin. The en-suite is quite large and has attractive tiled splash backs, a heated towel rail and wood effect flooring throughout. Window to the front aspect.



#### Bedroom Two

A large double bedroom with a window to the front aspect and fitted wardrobes.

#### Bedroom Three

A good size double bedroom with a window to the rear aspect.

#### Bedroom Four

A double bedroom with a window to the rear aspect.

#### Family Bathroom

Fitted with a white suite comprising a panelled bath, toilet and a wash basin. There are attractive tiled splash backs, wood effect flooring and there is a heated towel rail. Window to the rear aspect.

#### Garage

A single garage with power and lighting and an up-and-over door leading onto the driveway.

#### Outside

To the front of the property there is a lawned garden with an established plant and shrub border. There is a block paved driveway for two vehicles and gated access to the side which leads to the rear.

To the rear of the property there is a larger than average, lawned garden with gravelled borders. There is a large paved patio adjoining the house and there is an outside tap fitted. Towards the end of the garden there is a pleasant wooden pergola with a paved seating area beneath, and there is a pathway to the side of the property, which is also ideal for wheelie bin storage, and there is a gate from here to the front of the house.

#### 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 (55 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 and many places of historical interest are within easy reach.

#### Directions

From Banbury Cross proceed via South Bar Street and turn right onto the Bloxham Road (A361). Continue for half a mile and at the roundabout take the third exit onto Tyrrell Road. Follow the road until you see a triangular shaped green on your left hand side then take the left turn into Ford Crescent. At the end of the road turn right where the property will be found on your right hand side.

#### Services

All mains services connected. The gas fired Vaillant boiler is located in the garage.

#### Local Authority

Cherwell District Council. Tax band E.

#### Viewing arrangements

Strictly by prior arrangement with Round & Jackson.

#### Tenure

A Freehold property.

#### Agents Note

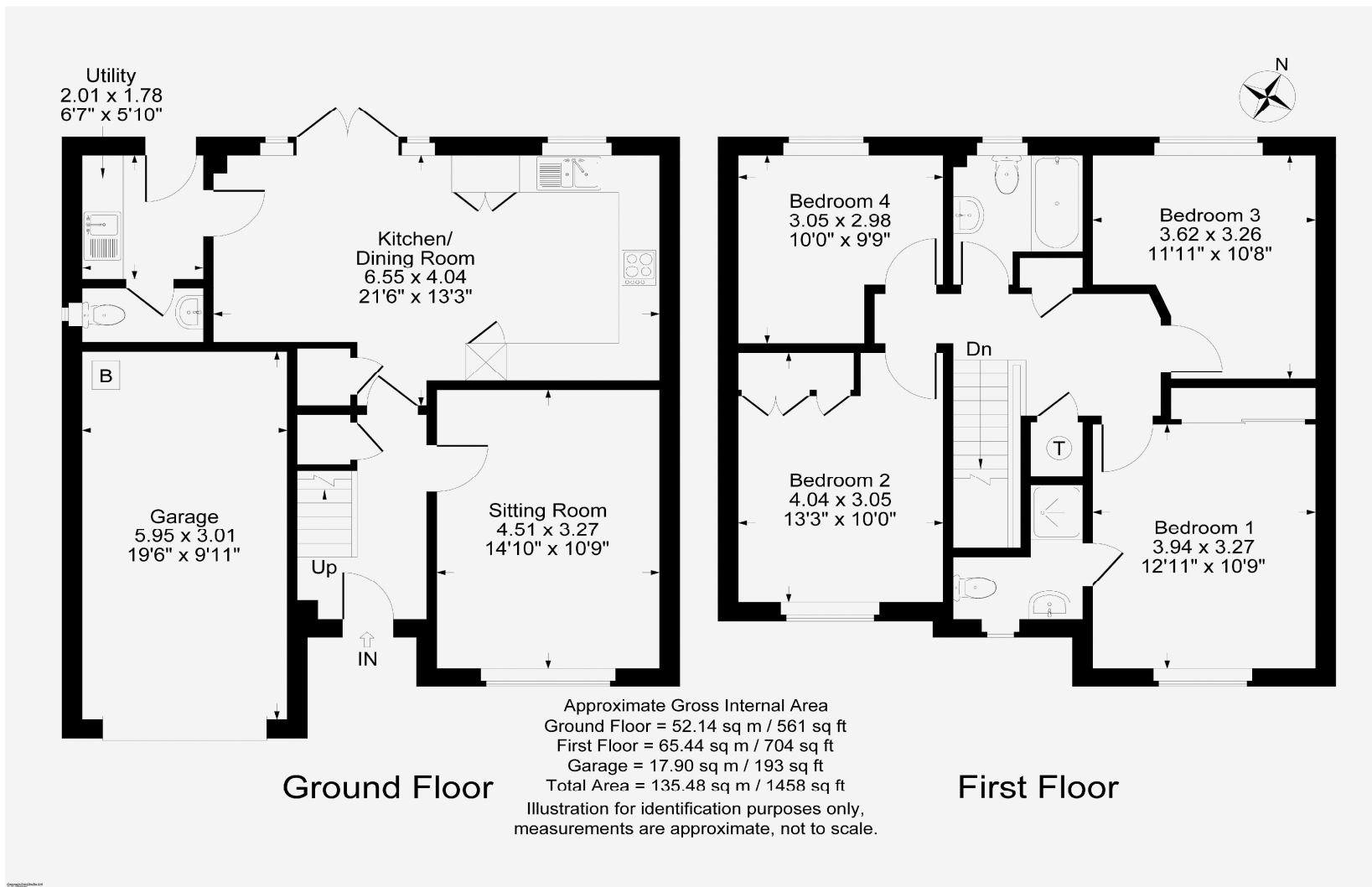
There is a service charge for the development which is currently around £170.00 per annum.

**Guide Price: £450,000**









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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