



25 Friswell Road
Banbury, OX16 9NW



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An immaculately presented, four-bedroom, Cala Homes built detached family home. The property was the former show home for the development and benefits from having a larger than average walled garden, a garage and parking for up to three vehicles.

The property

25 Friswell Road, Banbury is a superb modern family house which is pleasantly located within this sought after modern development on the western edge of town. The property has spacious and well-planned accommodation which is arranged over two floors and is beautifully presented throughout with modern decor, flooring and fittings. The entrance hall leads on to a cloakroom, an open plan kitchen/dining/family room, a utility room and a large sitting room with a bay window. On the first floor there is a central landing, a master bedroom with large en-suite, three further double bedrooms and a family bathroom. To the front of the property there is a pretty lawned garden and a large single garage with driveway parking for up to three vehicles. There is also a private lawned garden with a paved seating area adjoining the house. There is also a further large garden area to the side of the main garden. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

A spacious entrance hall with light oak Amtico flooring, two storage cupboards and stairs to the first floor.

Cloakroom

Fitted with a white suite comprising of a toilet and hand-basin. Tiled splash backs, Amtico flooring and a window to the front aspect.

Sitting Room

A large and light room with windows to the front and side aspects and a further bay window to the side. Ample space for a range of furniture.

Kitchen/Dining/Family Room

A large open plan room with double doors to the garden, a window to the front aspect and light oak Amtico flooring. There is ample space for a table and chairs and further seating, ideal for entertaining. The kitchen area is beautifully fitted with modern mushroom coloured eye level cabinets and base units and drawers with Quartz worksurfaces and upstands, an inset one and a half bowl sink and drainer, a five ring gas hob with extraction hood over, a double oven, integrated fridge/freezer and dishwasher. Access to utility room.



Utility Room

Door to outside, space for washing machine and tumble dryer, work surface with sink and drainer and cupboards, wall mounted Logic gas boiler housed within cupboard.

First Floor Landing

Hatch to loft space, airing cupboard, storage cupboard, doors to all first floor accommodation.

Main Bedroom

A good size double room with a built in triple wardrobe, a window to the side with fitted blind, and an en-suite shower room. The en-suite is fitted with a white suite comprising of a large shower cubicle, toilet and a wash-basin which has a vanity storage cabinet beneath. There is a heated towel rail, tiled splash backs, good quality vinyl flooring and there is a window to the rear aspect.

Bedroom Two

A large double bedroom with a window to the side aspect and a large, built-in wardrobe. Fitted blind.

Bedroom Three

A large double bedroom which is currently being used as a study. Window to the front aspect offering a pleasant outlook. Fitted blinds.



Bedroom Four

A double bedroom with dual aspect windows to the front and side. Pleasant countryside views to the front and fitted blinds.

Family Bathroom

Beautifully fitted with a modern suite comprising a panelled bath with shower over, hand-basin with vanity unit and toilet. Tiled splash backs and good quality vinyl flooring, a heated towel rail and a window to the front aspect.

Garage

A good size single garage with power, lighting and there is an up-and-over door leading onto the driveway.

Outside

To the front of the property there is a pretty lawned frontage with well stocked planted borders and a pathway to the front door. To the side of the property there is a large walled garden with a large lawned area and established plant beds. There is a paved patio adjoining the house and an outside tap, along with outside power sockets. There is gated access onto a large driveway and garage. To the rear of the property there is a further, large lawned garden and ample space behind the garage for a shed or outbuilding.

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 the Town and many places of historical interest are within easy reach.

Directions

From Banbury Cross proceed in a westerly direction along West Bar Street and continue into Broughton Road. Ascend the hill and and travel straight ahead at the roundabout. Continue for approximately a quarter of a mile and take the third left hand turn in to Friswell Road. Shortly after entering the road turn right where Number 25 will be found on your left hand side just after the bend.

Services

All mains services connected. The gas fired boiler is located in the utility room.

Local Authority

Cherwell District Council. Tax band F.

Tenure

A freehold property.

Viewing

Strictly by appointment with Round & Jackson.

Guide Price: £475,000





Ground Floor Approx Area = 63.53 sq m / 684 sq ft
 First Floor Approx Area = 62.80 sq m / 676 sq ft
 Garage Approx Area = 18.59 sq m / 200 sq ft
 Total Area = 144.92 sq m / 1560 sq ft

Measurements are approximate, not to scale,
 illustration is for identification purposes only.

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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Banbury - The Office, Oxford Road, Banbury, Oxon, OX16 9XA

T: 01295 279953 E: office@roundandjackson.co.uk

Bloxham - High Street, Bloxham, Oxon, OX15 4LU

T: 01295 720683 E: office@roundandjackson.co.uk

www.roundandjackson.co.uk

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