

for sale

£325,000 Freehold



## Stoneleigh Drive Carterton OX18 1ED

- Energy Rating: C
- Recently Modernised Three Bedroom family Home
- Lounge With Feature Fire
- Separate Dining Area
- Utility Room



# Property Details

## Entrance Porch

Hammonds doors, new fuse box, access to lounge

## Family Room / Snug 7' 3" x 11' 3" ( 2.21m x 3.43m )

Access to lounge and kitchen

## Lounge 14' 7" x 15' 3" ( 4.45m x 4.65m )

1 double glazed window to front aspect, Access to porch, dining room and stairs to first floor, electric feature fire. New ceiling plastered in the lounge.

## Kitchen 10' x 7' 6" ( 3.05m x 2.29m )

New ceiling and re insulated, new skylight installed, 1 double glazed to rear aspect, plumbing for dishwasher, extractor fan, integral fan oven and 4 ring electric hob ( newly installed) wall and base units , one and half bowl with mixer tap.

## Utility Room 10' x 6' 2" ( 3.05m x 1.88m )

New ceiling, insulation and skylight, wall and base units. Plumbing for washing machine and tumble dryer.

## Landing

Stairs to ground floor, access to loft hatch, 3 bedroom and family bathroom

## Bedroom 1 13' 8" x 8' 10" ( 4.17m x 2.69m )

Hammonds double wardrobe and chest of drawers. One double glazed window to front aspect.

## Bedroom 2 12' 1" x 8' 10" ( 3.68m x 2.69m )

integral double wardrobe , one double glazed window to rear aspect.

## Bedroom 3 10' 9" x 6' 1" ( 3.28m x 1.85m )

Built in single wardrobe and drawers , one double glazed to rear aspect ,

## Bathroom

Installed in March 2024 , fully tiled, heated towel rail , shower cubicle, wash hand basin with mixer tap and toilet.

## Loft Space

Ladder installed recently installed, combi installed ,

## Front Garden

Pathway to front door

## Rear Garden

New roof put on above utility room, rear gate at bottom to access garage. Fence enclosed all around, laid to lawn , patio , gazebo to stay,

## Dropped Kerb

Garage in seerate block and driveway for 2-3 cars.





To view this property please contact Connells on

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**Tenure:** Freehold

**EPC Rating:** C

Property Ref: CAR103097 - 0012

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