

Property details approval form

4 Hibiscus Way, Carterton, Oxfordshire, England, OX18 1HP

Date: 07 November 2024

Property Ref and Version: CAR103104 - 0009

Connells

Selling your home with us!

○ Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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○ Price

offers in excess of £475,000

Tenure: Freehold

○ Key Features

- > Energy Rating: C
- > Detached
- > Four Bedrooms
- > Ensuite To Master
- > Study
- > Kitchen/Dining Room
- > Utility Room
- > Garden
- > Garage

○ Short Description

Situated towards the edge of the Country Park in Carterton is this well presented four bedroom detached family home. The property is complete with two reception rooms, kitchen/dining room, ensuite to master bedroom and a driveway leading to a single garage.

○ Long Description

A well presented four bedroom detached family home situated towards the edge of the Country Park in Carterton.

The accommodation is arranged over two floors. On the ground floor you will find an entrance hall, cloakroom, study, sitting room, conservatory, utility room and a good sized kitchen/dining room to the rear. To the first floor there is a family bathroom and four bedrooms with the master benefitting from an ensuite shower room.

Externally there is a garden to the rear and to the side is a driveway leading to a single garage.

○ Directions

Your Connells office: Unit 2 Falklands House Black Bourton Road, CARTERTON, Oxfordshire, OX18 3DN

T. 01293 847300 E. carterton@connells.co.uk

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○ Agents Note

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○ Room Description

Entrance Hall

Door to front, stairs to first floor.

Cloakroom

Double glazed window to front, toilet and wash hand basin.

Study

9' 9" x 8' 7" (2.97m x 2.62m)

Double glazed window to front.

Lounge

18' 2" x 10' 7" (5.54m x 3.23m)

French doors to garden.

Kitchen/Diner

16' 3" x 14' 8" (4.95m x 4.47m)

Double glazed window to rear, French Doors to garden ,tiled floor,base units,wall units,work surfaces,built in dishwasher and cooker hood.Built in fridge/freezer

Utility Room

8' 8" x 5' 4" (2.64m x 1.63m)

Door to side,sink with drainer,work surfaces,base units and wall units.

Conservatory

10' 2" x 9' 7" (3.10m x 2.92m)

Double glazed to rear and side, French Doors to garden.

Bedroom 1

8' 8" x 5' 4" (2.64m x 1.63m)

Double glazed to front and built in wardrobes.

En Suite

Double glazed to front,toilet,wash hand basin, shower cubicle.

Bedroom 2

11' 4" x 9' 9" (3.45m x 2.97m)

Built in wardrobes,double glazed to rear

Bedroom 3

9' x 8' 9" (2.74m x 2.67m)

Double glazed to front, built in cupboard.

Bedroom 4

9' x 8' 8" (2.74m x 2.64m)

Tiled shower,fully tiled walls, toilet,wash hand basin,built in shower over, double glazed to rear.

Rear Garden

side gate. fences to side and rear,lawn and patio.

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○ Property Images



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○ Property Images

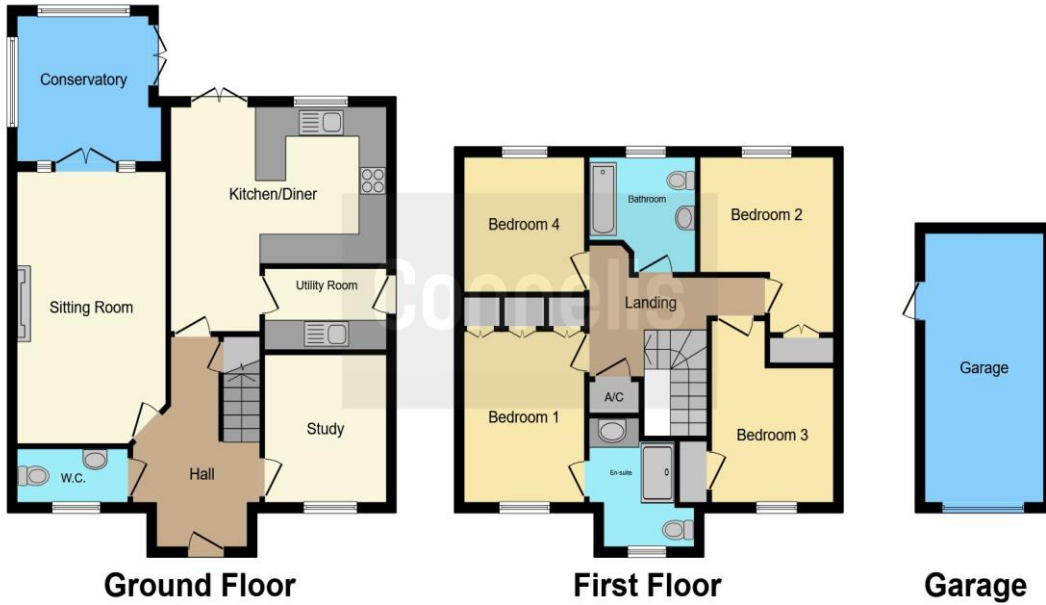
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○ Floor Plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

○ Approval

Signature

Date

Stephen Gardiner		
Mr S. Kiachagiadakis		