

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



6 Martin Close, Bicester, Oxfordshire. OX26 6XA

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Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

6 Martin Close, Bicester, Oxfordshire. OX26 6XA



Tucked away in the corner of a cul-de-sac and with a South-West facing garden this Four Bedroom, Double Garage, detached home has an 18½Ft Kitchen Breakfast Room, Conservatory and a particularly large frontage, which if you were having a party, you could probably get half a dozen plus cars parked off-road.

FREEHOLD

£ 575,000

- ❖ Open Porch and Entrance Hall, Cloakroom
- ❖ Living Room and Separate Dining Room
- ❖ Kitchen Breakfast Room and Utility Room
- ❖ Conservatory
- ❖ Landing, Four Bedrooms, Bathroom and En-Suite
- ❖ Very Large Front Garden with plenty of parking
- ❖ South-West Facing Rear Garden
- ❖ Double Garage
- ❖ Walking Distance to Bicester Village & Town

VIEWING
APPOINTMENT:

DAY:

TIME:

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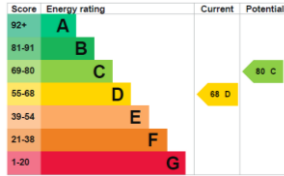
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Key Facts for Buyers:

Title: Freehold without fees.

EPC: Rating of D (68).



Council Tax: Band F

Approx. £3,088 per annum.

Ground Floor:

OPEN PORCH:

Outside gas and electric meter boxes, outside courtesy light, part glazed security front door to:

ENTRANCE HALL: 15'7 x 6'10.

Radiator, central heating thermostat, understairs cupboard, staircase.

CLOAKROOM: 6'5 x 2'9.

Front aspect PVC window, RCD/MCB electricity consumer unit, ceramic tiled floor, chrome heated towel rail, half tiled walls, dual flush close coupled WC, inset wash hand basin with cupboard under.

LIVING ROOM: 16'9 extending to 19'1 x 12'2.

Front aspect PVC window, coving, two radiators, living flame log effect fire, marble hearth and surround, wooden mantle over, TV point, satellite lead.

DINING ROOM: 11'10 x 10'2.

Rear access PVC French doors, radiator, BT master socket and '3' broadband hub, two wall light points.

KITCHEN BREAKFAST ROOM: 18'5 x 12'10 narrowing to 7'10.

Rear aspect PVC window, rear aspect sliding patio door to conservatory, radiator, click laminate flooring. Range of base and eye level units, roll edge laminate worksurfaces, tiled surrounds, 600mm drawers, 100mm Range cooker (*two ovens, one grill, one warming oven & 6-gas rings*), 300mm x 300mm corner unit, 800mm base unit, 1½ bowl stainless steel sink, 600mm drawers, 800mm base unit.

CONSERVATORY: 10'3 x 9'7.

Brick cavity base, PVC window sections, pitched polycarbonate roof, radiator, plastered walls, ceramic tiled floor, 13amp power.

UTILITY ROOM: 9'5 x 5'11.

Side aspect half glazed door to garden, replacement wall mounted "Worcester" boiler (*Nov 2021*) and programmer. Range of base and wall units, laminate worksurfaces, tiled surrounds, space for washing machine, space for tumble dryer, radiator, click laminate flooring, door to garage, access to loft space.

First Floor:

LANDING:

Side aspect PVC window, access to loft space (*insulation upgrade*), airing cupboard, radiator.

BEDROOM ONE: 11'9 x 11'9 plus door recess.

Front aspect PVC window, radiator, built-in 6Ft wide 2-door wardrobe.

EN-SUITE: 7'5 narrowing to 4'5 x 5'1.

Side aspect PVC window, plain plaster ceiling, downlighting, ceramic tiled floor, chrome heated towel rail, extractor fan, shower enclosure with thermostatic shower, sliding head support, concealed cistern dual flush WC, inset wash hand basin with cupboard under.

BEDROOM TWO: 11'0 x 9'2 plus built-in wardrobe.

Rear aspect PVC window, built-in 2-door wardrobe, radiator.

BEDROOM THREE: 10'2 x 7'2 widening to 10'5.

Rear aspect PVC window, radiator.

BEDROOM FOUR: 11'9 narrowing to 6'10 x 7'7 plus bulkhead cupboard

Front aspect PVC window, radiator, overstairs bulkhead cupboard.

Outside:

FRONT GARDEN: Refer to photograph

REAR GARDEN: Refer to photographs

DOUBLE GARAGE: 17'10 x 17'1

Twin up and over doors, light and power, eaves storage, half glazed door to garden.

PARKING: For between 3 and 7 cars, dependent on size and ease of driving off.

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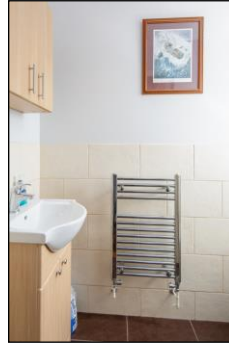
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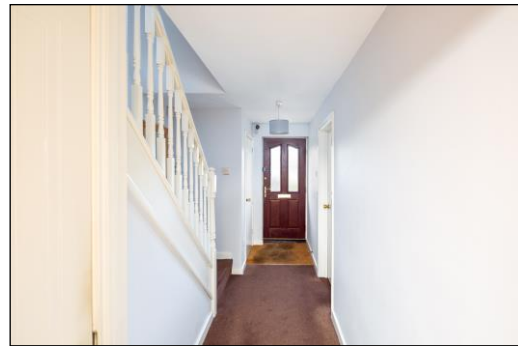
Front



Cloakroom



Entrance Hall



Entrance Hall



Kitchen Breakfast Room



Kitchen Breakfast Room



Kitchen Breakfast Room



Kitchen Breakfast Room

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Utility Room



Dining Room



Living Room



Living Room



Living Room



Living Room



Conservatory



Landing

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Bathroom



En-Suite to Bedroom One



Bedroom One



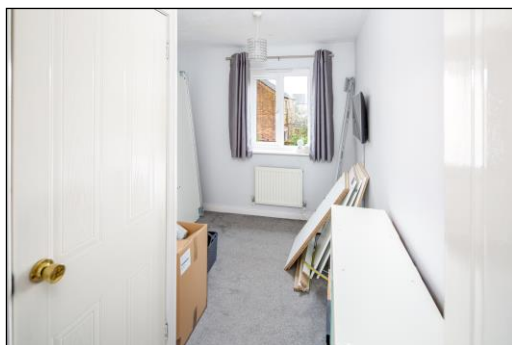
Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Four

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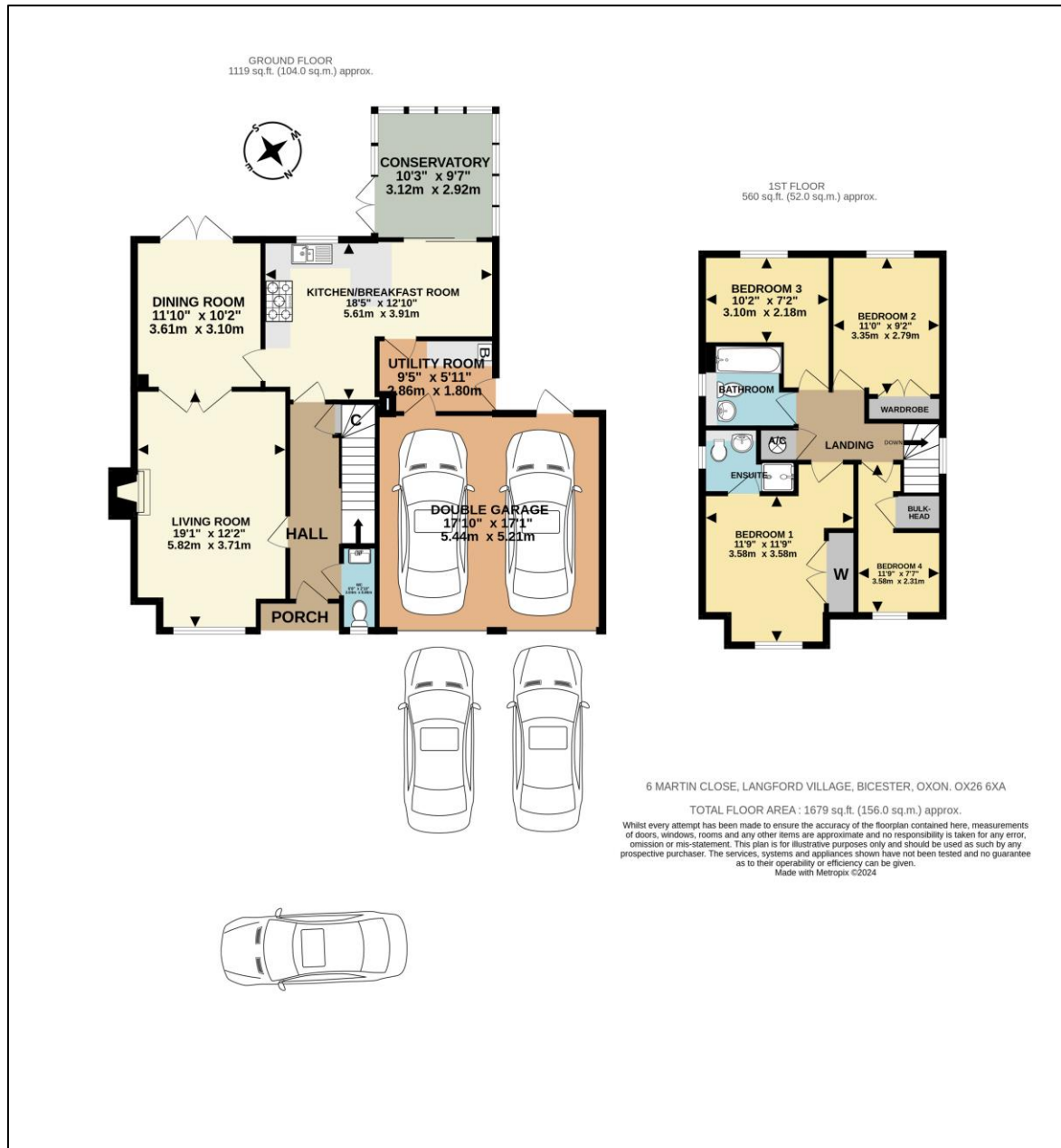
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