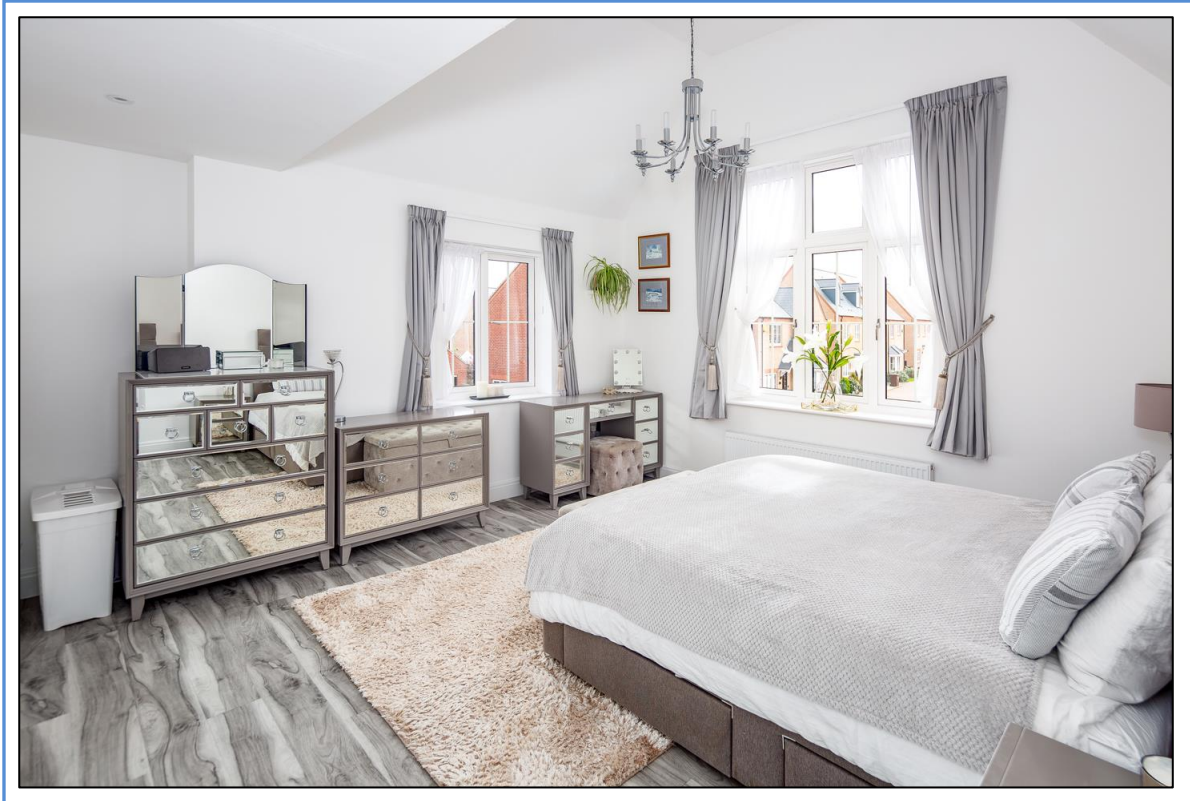


BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**3 Colwell Close, Kingsmere,
Bicester, Oxfordshire.
OX26 1FE**

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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

3 Colwell Close, Bicester, Oxfordshire. OX26 1FE



Five Bedroom Three Storey Detached House with Living Room, Kitchen Diner, Study/Dining/Playroom, Bathroom and Two En-Suites, Front and Rear Gardens and Garage

FREEHOLD

Offers in Excess of: £ 599,995

- ❖ Entrance Hall and Cloakroom
- ❖ Study/Dining/Playroom
- ❖ Living Room
- ❖ Kitchen Diner
- ❖ Three Bedrooms, Bathroom and En-Suite to 1st Floor
- ❖ Two Further Bedrooms, one with an En-Suite to 2nd Floor
- ❖ Front and Rear Gardens
- ❖ Garage and driveway parking for two cars
- ❖ High Quality Lux Vinyl Tile Throughout with Amtico in Bathroom and En-Suites
- ❖ Walking Distance to Bicester Village and Train Station

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Key Facts for Buyers:

EPC: Rating of B (85).
Council Tax: Band F
Approx. £3,437 per annum.

Ground Floor:

PITCHED PORCH:

Two outside courtesy lights, part-glazed security front door to:

ENTRANCE HALL:

Plain plaster ceiling, high quality lux vinyl tile flooring, built-in coats cupboard, staircase, central heating thermostat for ground floor zone.

CLOAKROOM:

Plain plaster ceiling, extractor fan, downlighting, high quality lux vinyl tile flooring, chrome heated towel rail, concealed cistern dual flush WC, wash hand basin with drawer and cupboard under, half tiled walls.

STUDY/DINING/PLAYROOM: 12'1 x 9'6.

Front and side aspect bay window, plain plaster ceiling, radiator, high quality lux vinyl tile flooring, built-in cupboard enclosing router and BT master socket and Cat 6 cable, TV point, FM/DAB point.

LIVING ROOM: 14'1 x 13'9.

Rear aspect PVC French doors, side aspect PVC window, plain plaster ceiling, two radiators, multi-media point including Cat 6.

KITCHEN DINER: 20 x 10'8.

Front aspect PVC window, rear aspect PVC French doors, plain plaster ceiling, LED lighting, high quality lux vinyl tile flooring, radiator, wall mounted "Ideal Logic System S24" boiler. Range of tall base and eye level units and breakfast bar, Quartz work surface and upstands, integrated 60:40 fridge freezer, double cavity fan oven/oven grill, integrated dishwasher, 1½ bowl under-mounted sink, integrated washer dryer, 1000mm corner base unit, 900mm cutlery and pan drawers, 5-ring gas hob, Quartz splashback, stainless steel extractor hood, corner unit with kidney trays, 800mm base unit, 1500mm breakfast bar.

First Floor:

LANDING:

Plain plaster ceiling, airing cupboard enclosing "Therma Evocyl" pressurised tank, high quality lux vinyl tile flooring, radiator, staircase to second floor.

BATHROOM: 9'5 x 7'2.

Front aspect PVC window, plain plaster ceiling, downlighting, extractor fan, "Amtico" flooring, chrome heated towel rail, panel enclosed bath with mixer tap shower attachment, shower enclosure with thermostatic shower, sliding head support, concealed cistern dual flush WC, wall hung wash hand basin, shaver socket.

BEDROOM ONE: 14'3 widening to 14'10 plus wardrobe

Rear aspect PVC window, side aspect PVC window, vaulted ceiling, radiator, high quality lux vinyl tile flooring, central heating thermostat for first floor zone, TV & FM/DAB points, 4-door built-in wardrobe.

EN-SUITE: 6'1 x 8'5.

Rear aspect PVC window, plain plaster ceiling, LED lighting, extractor fan, "Amtico" flooring, chrome heated towel rail, wide shower enclosure with thermostatic shower, sliding head support, concealed cistern dual flush WC, wall hung wash hand basin and cupboard under, shaver socket.

BEDROOM THREE: 11'6 extending to 14'7 x 9'2.

Front aspect PVC window, plain plaster ceiling, radiator, high quality lux vinyl tile flooring, TV & FM/DAB points.

BEDROOM FOUR: 9'6 x 8'8.

Front and side aspect PVC windows, plain plaster ceiling, radiator, high quality lux vinyl tile flooring, TV & FM/DAB points.

Second Floor:

LANDING:

Plain plaster ceiling, built-in cupboard, high quality lux vinyl tile flooring.

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BEDROOM FIVE: 11'7 narrowing to 8'10 x 6'4

Front aspect PVC dormer window, plain plaster ceiling, high quality lux vinyl tile flooring, radiator, Cat 6 point, TV/FM/DAB point.

BEDROOM TWO: 14'0 x 8'11 widening to 9'3 and 16'1 by door and wardrobe.

Front aspect PVC dormer window, plain plaster ceiling, high quality lux vinyl tile flooring, radiators, eaves access, TV point, double wardrobe, central heating thermostat for top floor zone.

EN-SUITE: 6'11 x 4'7 widening to 7'4 into shower enclosure.

Front aspect "Keylite" skylight, plain plaster ceiling, extractor fan, LED lighting, Amtico flooring, chrome heated towel rail, shower enclosure with thermostatic shower, sliding head support, concealed cistern dual flush WC, wall hung wash hand basin, shaver socket.

Outside:

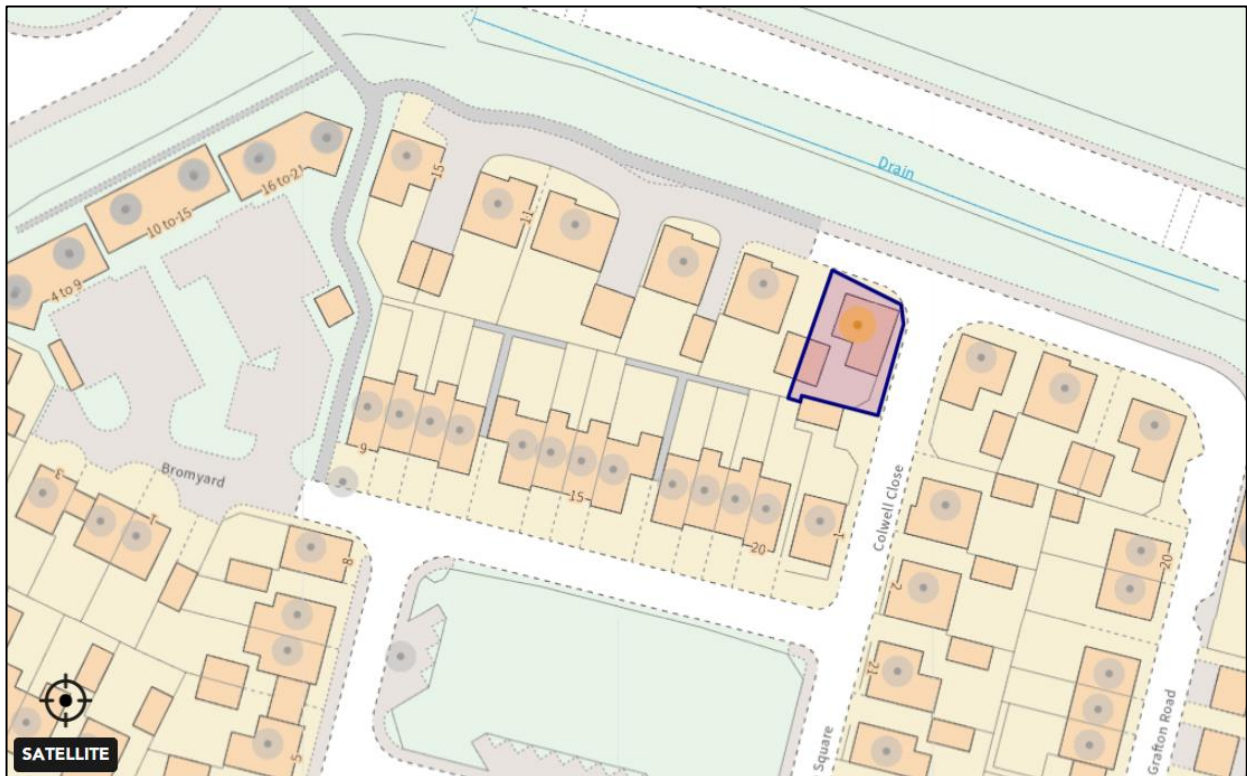
FRONT GARDEN: refer to photographs

REAR GARDEN: refer to photographs
Gate, tap, patio, orientation 190° magnetic South.

GARAGE:

Up and over door, side aspect half glazed PVC door, light and power, eaves storage, driveway parking for two cars in tandem.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Land Registry Plan

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Front



Hall



Cloakroom



Dining Room



Kitchen Diner



Kitchen Diner



Kitchen Diner



Kitchen Diner

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Kitchen Diner



Kitchen Diner



Living Room



Living Room



Bathroom



Bedroom Four



Bedroom Three



Bedroom Three

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Bedroom One



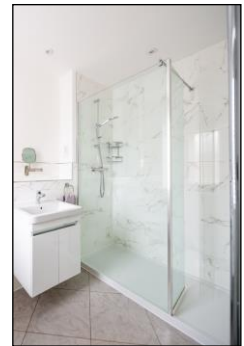
Bedroom One



Bedroom One



En-Suite to Bedroom One



Bedroom Two



Bedroom Two



Bedroom Two



En-Suite to Bedroom Two



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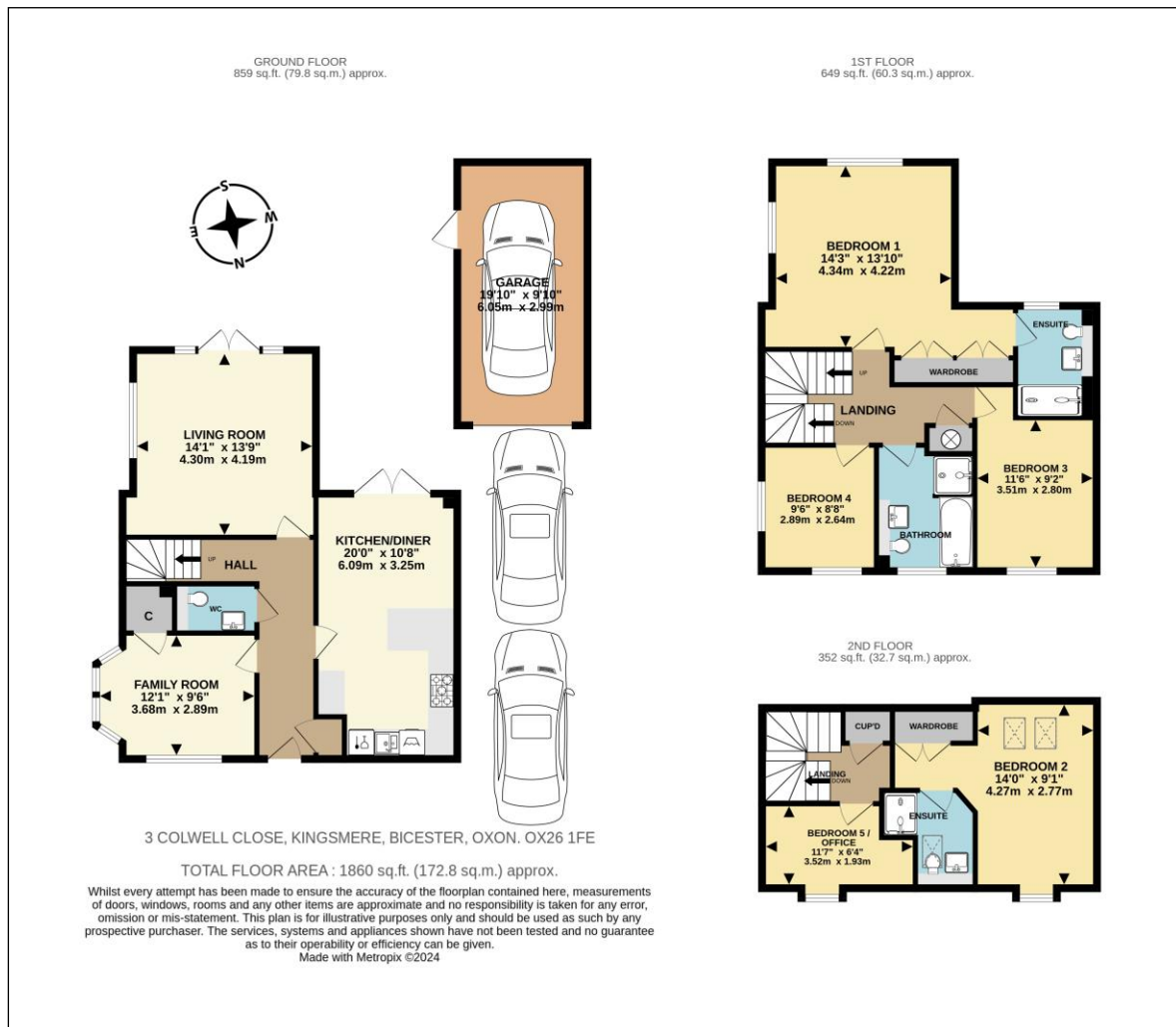
249922



Bedroom Five/ Office /Gym



Rear Garden



These particulars do not constitute any part of an offer or a contract. Whilst every care has been taken to ensure accuracy, no responsibility for errors or mis-description is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements in these particulars. The vendor does not make or give and neither Barton Fleming nor any person in their employment, has authority to make or give any representation or warranty whatsoever in relation to this property. Land Registry Plans are provided as guidance only and while LRP documents are generated from what is registered at the point at when the plans are downloaded for use in these particulars they are not guaranteed to represent the property title at any given moment. Buyers should satisfy themselves through their solicitor as to the accuracy of the land registration at any given moment.