

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



39 Jay Close, Bicester, Oxfordshire. OX26 6XN

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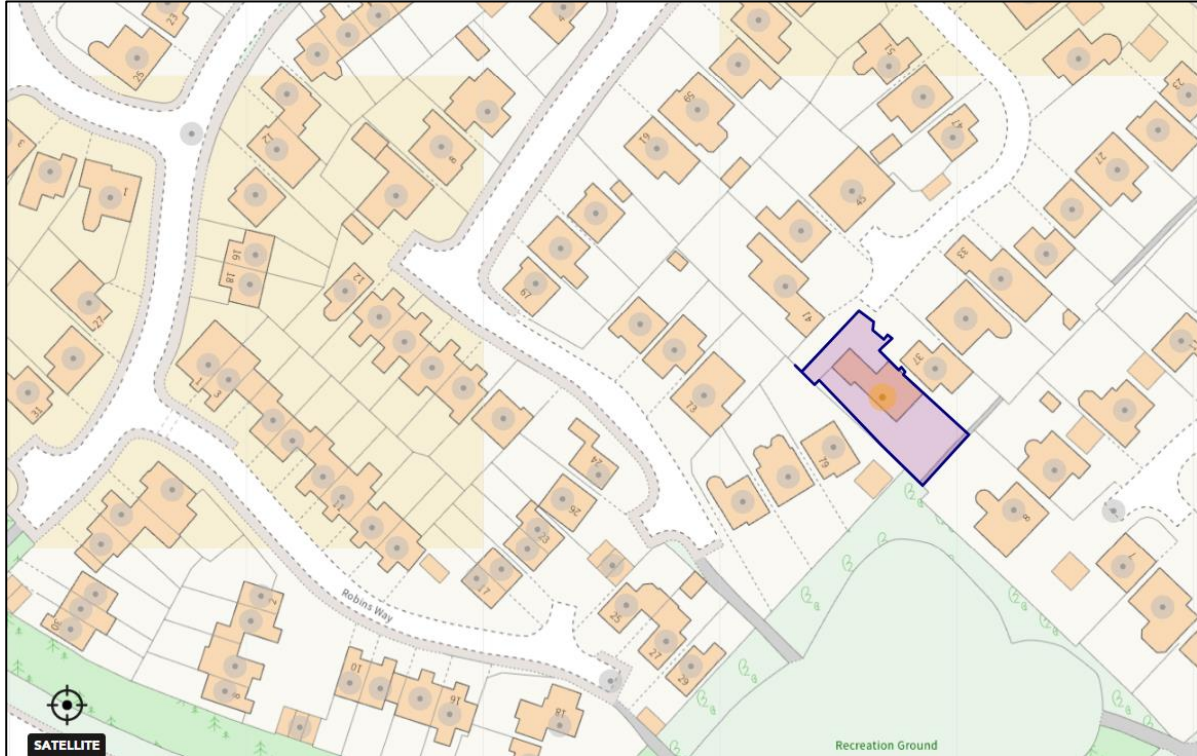
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Tel: Bicester (01869)

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Situated on a corner wrap-around plot at the head of a cul-de-sac and with a South-East facing garden plus room to extend (STP). A Four Double Bedroom Detached House with Cloakroom, Three Reception Rooms, Kitchen Breakfast Room and Utility, Bathroom and En-Suite, Front and Rear Gardens, Double Garage and Driveway Parking for Two Cars.

FREEHOLD

£ 600,000

- ❖ Entrance Hall
- ❖ Study
- ❖ Cloakroom
- ❖ Kitchen Breakfast Room and Utility Room
- ❖ Dining Room and Separate Living Room
- ❖ Landing, Four Double Bedrooms
- ❖ Family Bathroom and En-Suite
- ❖ Front, Side & Rear Gardens
- ❖ Double Garage and Driveway Parking for Two Cars
- ❖ Room To Extend (*Subject to planning & developer's consent*)

**VIEWING
APPOINTMENT:**

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating of C (74).

Council Tax: Band F

Approx. £3,396 per annum.

Ground Floor:

Outside electric meter box, outside courtesy light, part-glazed security front door to:

ENTRANCE HALL: 16'1 x 6'0
narrowing to 4'2

Radiator, click laminate flooring, central heating thermostat, RCD/MCB electricity consumer unit.

STUDY: 10'0 narrowing to 4'8 x 10'2
narrowing to 5'7.

Two side aspect PVC windows, access to loft space, radiator, telephone point.

CLOAKROOM: 10'2 x 5'7 widening to 10'2

Side aspect PVC window, click laminate flooring, dual flush close coupled wc, wash hand basin.

KITCHEN BREAKFAST ROOM: 11'10 x 14'11

Twin rear aspect PVC windows, ceramic tiled floor, understairs cupboard, radiator. Range of base and eye level units, roll edge laminate worksurfaces and central island, space for upright fridge freezer, 800mm x 800mm corner base unit with 300mm x 300mm door, 1000mm base unit, 1½ stainless steel sink, integrated dishwasher, 800mm x 800mm corner base unit with 300mm x 300mm door, 180mm towel space, stainless steel and glass fan oven/grill, 5-ring stainless steel gas hob, 1000mm splashback, 900mm stainless steel extractor hood, 800mm base unit with twin 400mm doors, 1200mm wide base unit with

two 600mm doors, 600mm tall larder unit and 300mm tall wine rack.

UTILITY ROOM: 6'2 x 5'8

Half glazed side aspect PVC door, side aspect PVC window, wall mounted "Vaillant" boiler, ceramic tiled floor, radiator. Range of base and eye level units, roll edge laminate worksurfaces, stainless steel sink, space for tumble dryer, space for washing machine, 500mm base unit.

DINING ROOM: 11'2 x 9'0

Rear aspect sliding patio door, radiator, click laminate flooring, two wall light points.

LIVING ROOM: 15'7 extending to 17'1 into bay x 11'2

Front aspect PVC bay window, plain plaster ceiling, coving, click laminate, two radiators, BT broadband hub master socket, TV point.

First Floor:

LANDING:

Access to loft hatch (*part-boarded around hatch*), linen cupboard.

BATHROOM: 6'10 x 5'7

Side aspect PVC window, plain plaster ceiling, extractor fan, ceramic tiled floor, panel enclosed bath with mixer tap, thermostatic shower, sliding head support, marble tiles, dual flush close coupled WC, wash hand basin and cupboard under, chrome heated towel rail.

BEDROOM ONE: 10'7 x 11'6

Front aspect PVC window radiator, built-in 2-door wardrobe, TV point.

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EN-SUITE: 5'3 x 5'3 extending to 7'11
Side aspect PVC window, plain plaster ceiling, extractor fan, radiator, ceramic tiled floor, half tiled walls, shower enclosure with thermostatic shower, sliding head support, dual flush close coupled wc, wash hand basin with cupboard and drawers under.

BEDROOM TWO: 12'1 x 8'4
Rear aspect PVC window, radiator, built-in two door wardrobe, telephone point.

BEDROOM THREE: 9'10 plus wardrobe narrowing to 8'7 x 9'5
Front aspect PVC window, radiator, built-in two door wardrobe, telephone point.

BEDROOM FOUR: 8'11 x 11'4 narrowing to 9'3
Rear aspect PVC window, radiator.

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs
Approx. 38ft deep x 42ft wide, outside tap.

SIDE GARDEN:
Approx 48ft x 18ft.

FRONT/SIDE GARDEN:
To the outer side of the garage and approx. 10ft x 45ft.

DOUBLE GARAGE: 16'3 x 16'3.
Twin up and over door, half glazed personnel door to the garden, light and power, side door, eaves storage, driveway parking for two cars.



Side Garden



Rear Garden



Rear Elevation



Rear Garden

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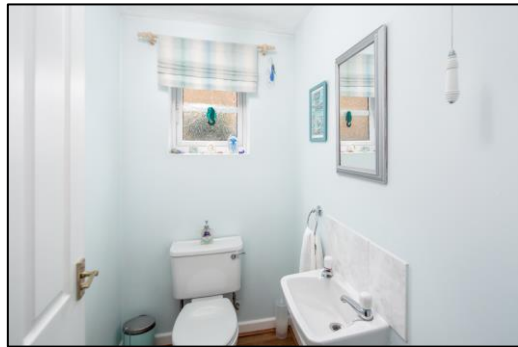
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Entrance Hall



Cloakroom



Study



Study



Living Room



Living Room



Dining Room



Dining Room

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Kitchen Breakfast Room



Kitchen Breakfast Room



Kitchen Breakfast Room



Kitchen Breakfast Room



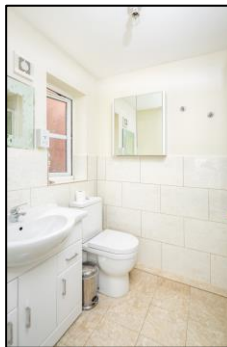
Landing



Bedroom One



Bedroom One



En-Suite to Bedroom One



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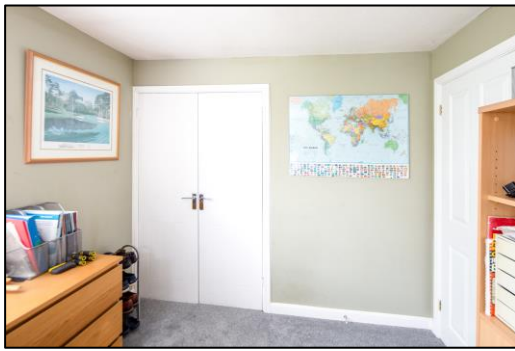
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Bedroom Two



Bedroom Two



Bedroom Two



Bedroom Three



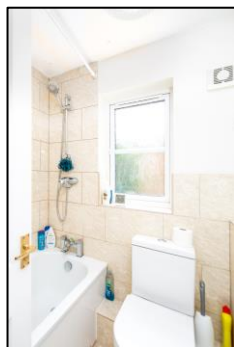
Bedroom Four



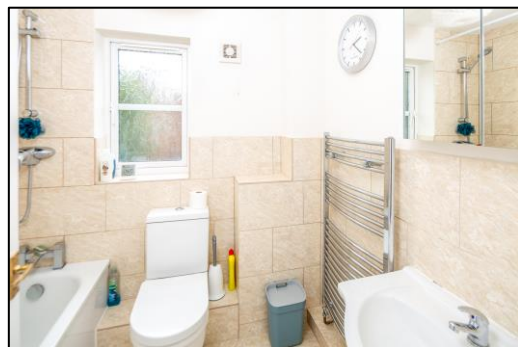
Bedroom Four



Bathroom



Bathroom



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