

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**7 Willow Drive, Southwold,
Bicester, Oxfordshire. OX26 3XA**

BARTON FLEMING

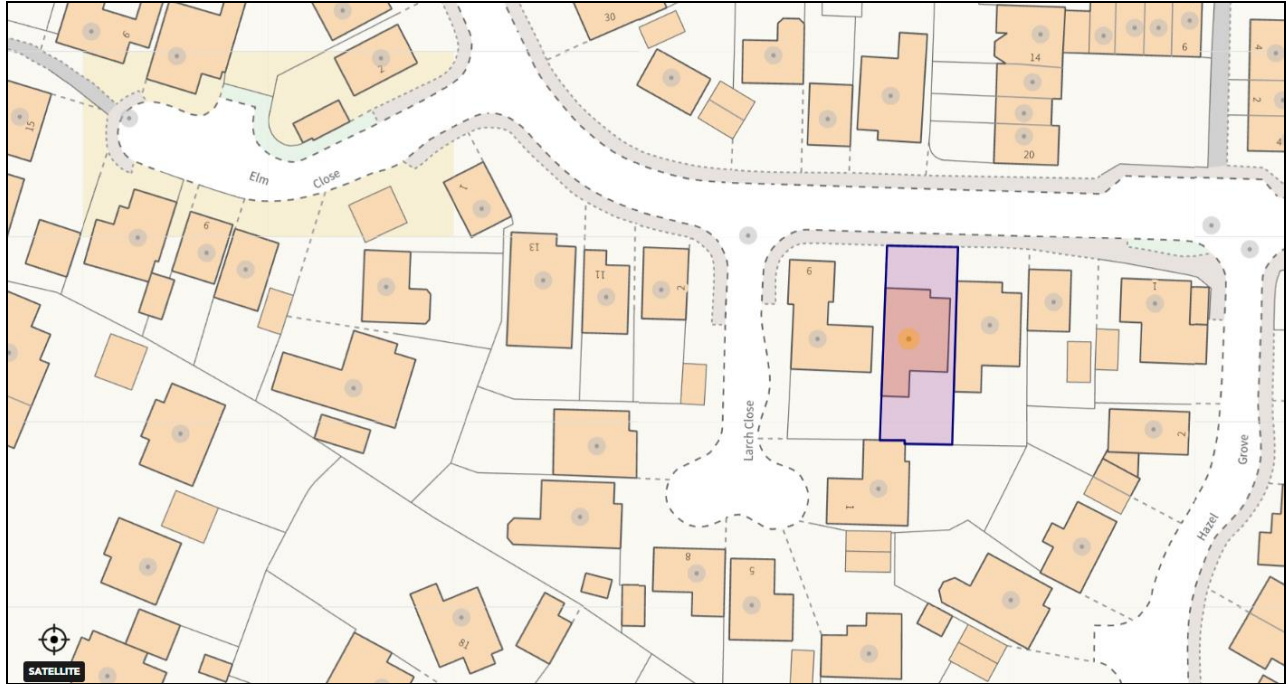
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Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

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249922

7 Willow Drive, Bicester, Oxon. OX26 3XA



Four Bedroom Detached with a South Facing Garden, Living Room, Dining Room, Kitchen Breakfast, Bathroom, En-Suite & Cloakroom. Conservatory, Utility & Glow Worm Boiler.

FREEHOLD

£ 450,000

- ❖ Entrance Porch
- ❖ Entrance Hall
- ❖ Living Room, Dining Room
- ❖ Conservatory
- ❖ Kitchen Breakfast Room
- ❖ Utility Room, Cloakroom
- ❖ Galleried Landing, Four Bedrooms
- ❖ Main Bathroom and En-Suite
- ❖ Bedroom Two Fully Fitted as Home Working/Study Space
- ❖ Garage & Block Paved Driveway Parking

VIEWING
APPOINTMENT:

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating of D (66).
Council Tax: Band E
Approx. £2,873 per annum.

Ground Floor:

Part glazed PVC front door to:

ENTRANCE PORCH:

Front aspect PVC window adjacent to door, cupboard enclosing electric meter, cupboard enclosing gas meter. Quarry tiled floor.

ENTRANCE HALL:

Coving, radiator, high quality strip laid vinyl flooring.

LIVING ROOM: 13'11 extending to 19'3 x 10'6 widening to 12'2

Front aspect PVC window, side aspect glazed panels to porch, coving, solid wood flooring, radiator, under-stairs cupboard, gas living flame coal effect contemporary fire, TV/telephone points, open plan to:

DINING ROOM: 11'4 x 8'10

Rear aspect sliding patio door, coving, radiator, solid wood flooring.

CONSERVATORY: 9'8 x 9'6

Brick cavity base, PVC French doors, PVC window sections, polycarbonate sandwich pitched roof, ceramic tiled floor, 13amp power.

KITCHEN: 14'7 x 8'10 narrowing to 6'3

Rear aspect PVC window, plain plaster ceiling, downlighting, ceramic tiled floor. Range of base and eye level units, solid wood worksurfaces, tiled walls, stainless steel and glass double cavity fan oven/oven grill, curved corner unit, 5-ring stainless steel gas hob, ceramic splash-back, 900mm stainless steel extractor hood, 900mm cutlery and pan drawers, slide out condiments rack, corner unit, 1½ bowl sink, integrated dishwasher, magic corner unit, integrated fridge, curved corner unit, further shallow base units.

UTILITY ROOM: 8'10 x 6'9

Half glazed side aspect PVC door, wall mounted "Glow-worm" boiler, ceramic tiled floor, base unit with worksurface over, space for tumble dryer, space for upright fridge freezer, space for washing machine, tall unit.

CLOAKROOM: 6'10 x 3'0

Rear aspect PVC window, plain plaster ceiling, LED downlighting, ceramic tiled floor, concealed cistern dual flush WC, wash hand basin with cupboard under.

First Floor:

LANDING:

Access to loft space, airing cupboard.

BATHROOM: 8'0 x 7'6

Rear aspect PVC window, fully tiled walls, ceramic tiled floor, chrome heated towel rail, shower bath with mixer tap shower attachment, "Aquatronic" power shower, sliding head support, screen, dual flush concealed cistern WC, wash hand basin with cupboard under, fitted cupboard.

BEDROOM ONE: 13'11 x 8'10

Front aspect PVC window, coving, radiator, solid wood flooring, fitted 3-door wardrobe and overhead locker.

EN-SUITE: 6'1 x 4'11 extending to 6'8 on bulkhead

Side aspect PVC window, plain plaster ceiling, LED downlighting, ceramic tiled floor, chrome heated towel rail, 800mm x 800mm shower enclosure, "Triton AS200SR" power shower, sliding head support, dual flush close coupled WC, wash hand basin with 2630mm cupboard under, shaver socket, bulkhead shelf.

BEDROOM TWO: 20'5 x 8'2 narrowing to 7'0

Front aspect "Velux" skylight, rear aspect PVC window, solid wood flooring, radiator, currently used as a study/office with fitted desk, bookshelves, cupboards, storage, etc (*refer to photographs*), also with a relaxing area.

BEDROOM THREE: 11'5 x 9'7

Rear aspect PVC window, radiator, high quality strip laid vinyl flooring

BEDROOM FOUR: 10'8 x 6'5

Front aspect PVC window, radiator, telephone point.

Outside:

FRONT GARDEN: refer to photograph

Block paved driveway parking for one car.

REAR GARDEN: refer to photographs

GARAGE:

Up and over door, light and power.

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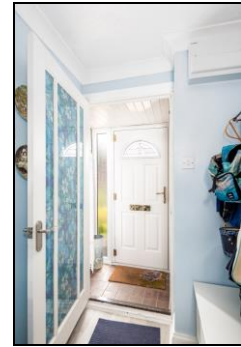
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Front



Entrance Hall



Living Room



Living Room



Dining Room



Dining Room



Conservatory



Kitchen Breakfast Room

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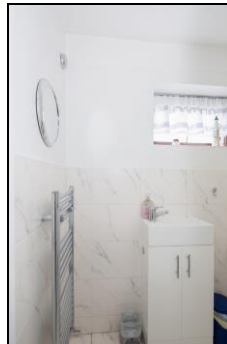
Kitchen Breakfast Room



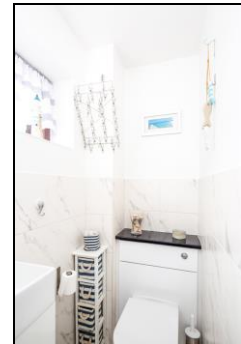
Kitchen Breakfast Room



Utility Room



Cloakroom



Landing



Landing



Bathroom



Bedroom Four

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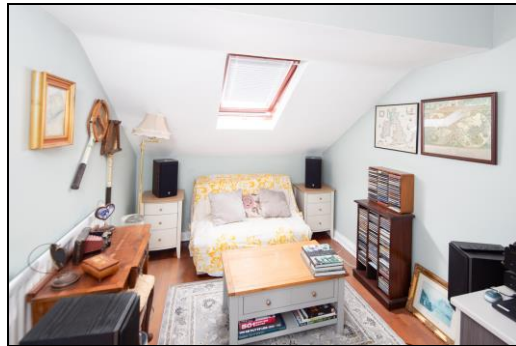
Bedroom Three



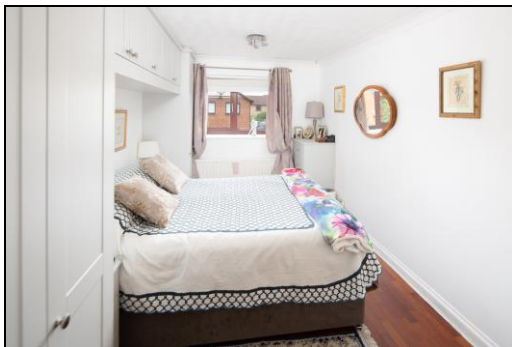
Bedroom Three



Bedroom Two



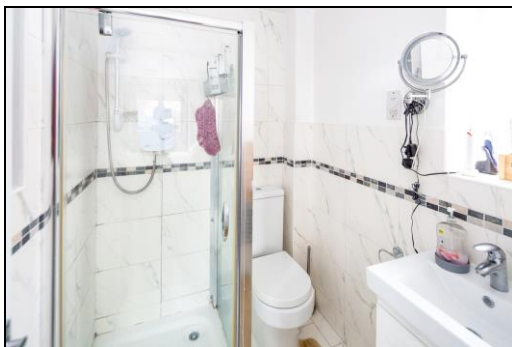
Bedroom Two



Bedroom One



Bedroom One



En-Suite to Bedroom One



Rear Elevation

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Rear Garden



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