

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**18 Primrose Drive, Bure Park,
Bicester, Oxon. OX26 3WP**

BARTON FLEMING

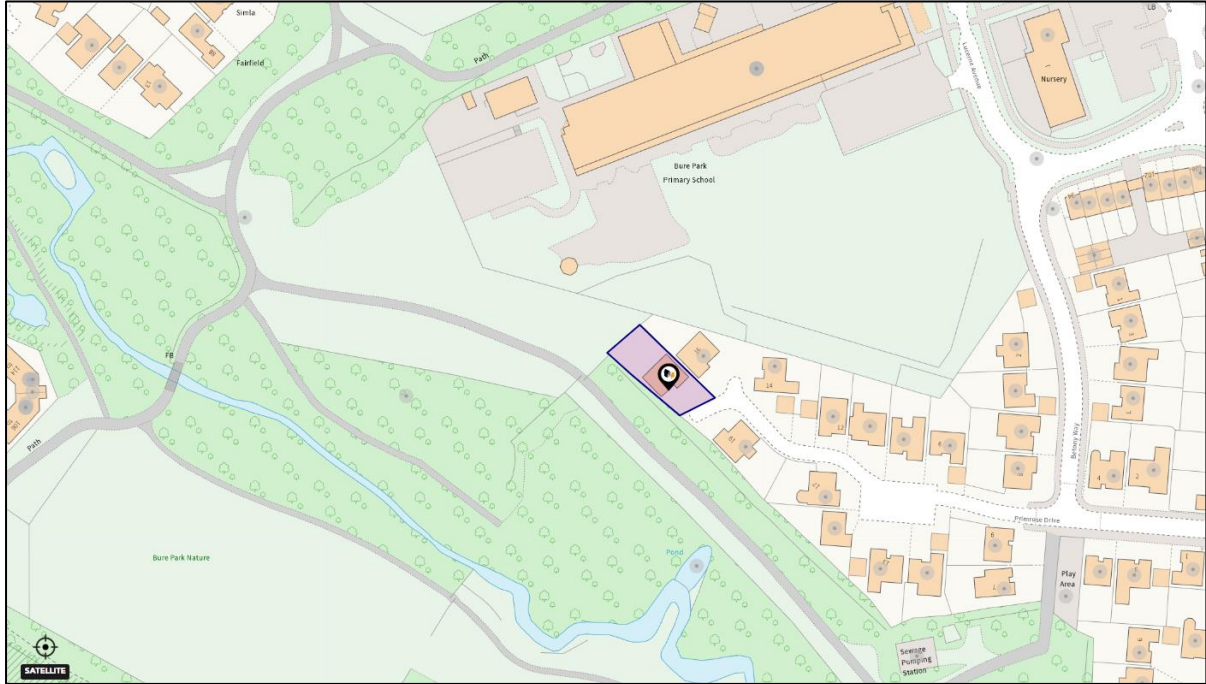
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Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

18 Primrose Drive, Bure Park, Bicester, Oxon. OX26 3WP



Overlooking the Nature Reserve, a Four Bedroom Detached House with Three Reception Rooms, Kitchen Breakfast Room, Utility Room, Bathroom and En-Suite, Front and Rear Gardens, Double Garage and Driveway Parking for Two Cars

FREEHOLD

£ 685,000

- ❖ Pillared Porch
- ❖ Reception Hall
- ❖ Living Room, Dining Room and Study
- ❖ Kitchen Breakfast Room and Utility Room
- ❖ Galleried Landing
- ❖ Four Double Bedrooms
- ❖ Bathroom and En-Suite to Bedroom One
- ❖ Front and Rear Gardens
- ❖ Double Garage
- ❖ Driveway Parking for Two Cars

VIEWING
APPOINTMENT:

DAY:

TIME:

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Key Facts for Buyers:

EPC: Rating of C (73).
Council Tax: Band E
Approx. £2,873 per annum.

PILLARED PORCH:

Outside courtesy light, part glazed security front door to:

RECEPTION HALL:

Front aspect PVC window adjacent to door, coving, radiator, ceramic tiled floor, web hosted central heating thermostat.

CLOAKROOM:

Extractor fan, fully tiled walls, ceramic tiled floor, radiator, close coupled WC, wall hung wash hand basin.

LIVING ROOM: 17'9 x 12'0

Front aspect PVC window, coving, two radiators, telephone point, TV point.

DINING ROOM: 10'10 x 10'2

Rear aspect sliding patio doors, coving, radiator.

STUDY: 11'3 into bay x 8'0

7-pane rear aspect PVC bandstand window, coving, radiator, TV point.

KITCHEN BREAKFAST ROOM: 13'8 x 10'8

Rear aspect PVC window, ceramic tiled floor, radiator, space for breakfast table and chairs. Range of tall base and eye level units, mirror fleck Quartz worksurface, 600mm tall unit with integrated microwave, double cavity stainless steel and glass fan oven/oven grill, 500mm base unit, 600mm drawers, 4-ring ceramic induction hob, 1000mm base unit with two 500mm doors, under-mounted "Franke" stainless steel sink, semi-integrated Neff dishwasher, 860mm x 860mm corner base unit with two 300mm doors and carousel, 600mm tall unit, 960mm x 620mm fridge freezer.

UTILITY ROOM: 9'2 x 5'5

Side aspect half glazed security door, extractor, radiator, ceramic tiled floor, "ATAG" boiler (installed 11/2024), "Omega" filter, 500mm tall unit, roll edge laminate worksurface, space for washing machine, space for tumble dryer.

First Floor:

GALLERIED LANDING:

Large loft hatch, airing cupboard, radiator.

BATHROOM:

Rear aspect PVC window, extractor fan, ceramic tiled floor, radiator, half tiled walls, 1160mm x 740mm shower enclosure, thermostatic shower, sliding head support, pedestal wash hand basin, close coupled WC, panel enclosed bath with mixer tap shower attachment.

BEDROOM ONE: 17'6 x 15'0

Front aspect PVC window, radiator, 10ft run 6-door wardrobe.

EN-SUITE:

Front aspect PVC window, extractor fan, ceramic tiled floor, fully tiled walls, chrome heated towel rail, 860mm x 780mm quadrant shower enclosure, thermostatic shower, sliding head support, wash hand basin and cupboard under, light/shaver socket, dual flush close coupled WC.

BEDROOM TWO: 14'1 x 12'0

Front aspect PVC window, radiator, 7-door 12-ft wall to wall wardrobe.

BEDROOM THREE: 11'10 x 10'2

Rear aspect PVC window, radiator, 4-door 6-ft wardrobe.

BEDROOM FOUR: 12'4 x 9'3

Rear aspect PVC window, radiator, wall-to-wall 6-door 9ft wardrobe.

Outside:

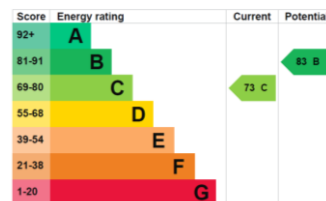
FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs

Tap, gate.

DOUBLE GARAGE: 17'9 x 15'3

Wide up and over door, door to utility room, light and power, driveway parking for two cars.



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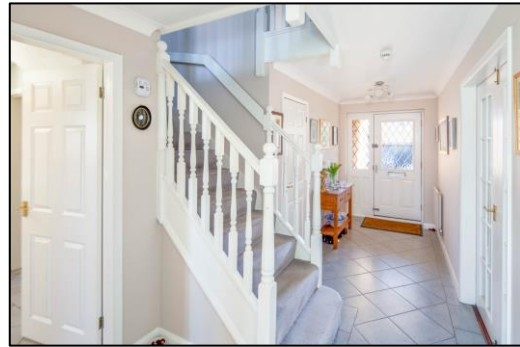
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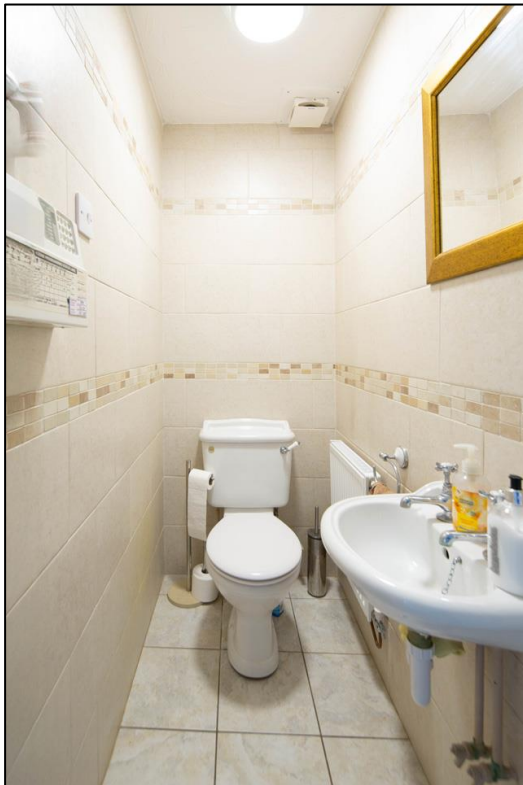
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Front



Reception Hall



Cloakroom



Living Room



Living Room



Living Room



Dining Room

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Dining Room



Study



Kitchen



Kitchen



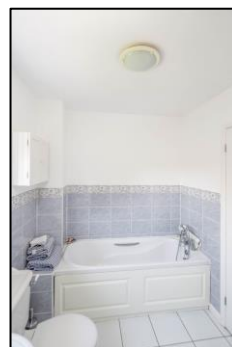
Utility Room



Galleried Landing



Bathroom



Bathroom

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Bedroom One



Bedroom One



Bedroom One



En-Suite to Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Three

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Bedroom Four



Bedroom Four



Rear Elevation



Rear Garden



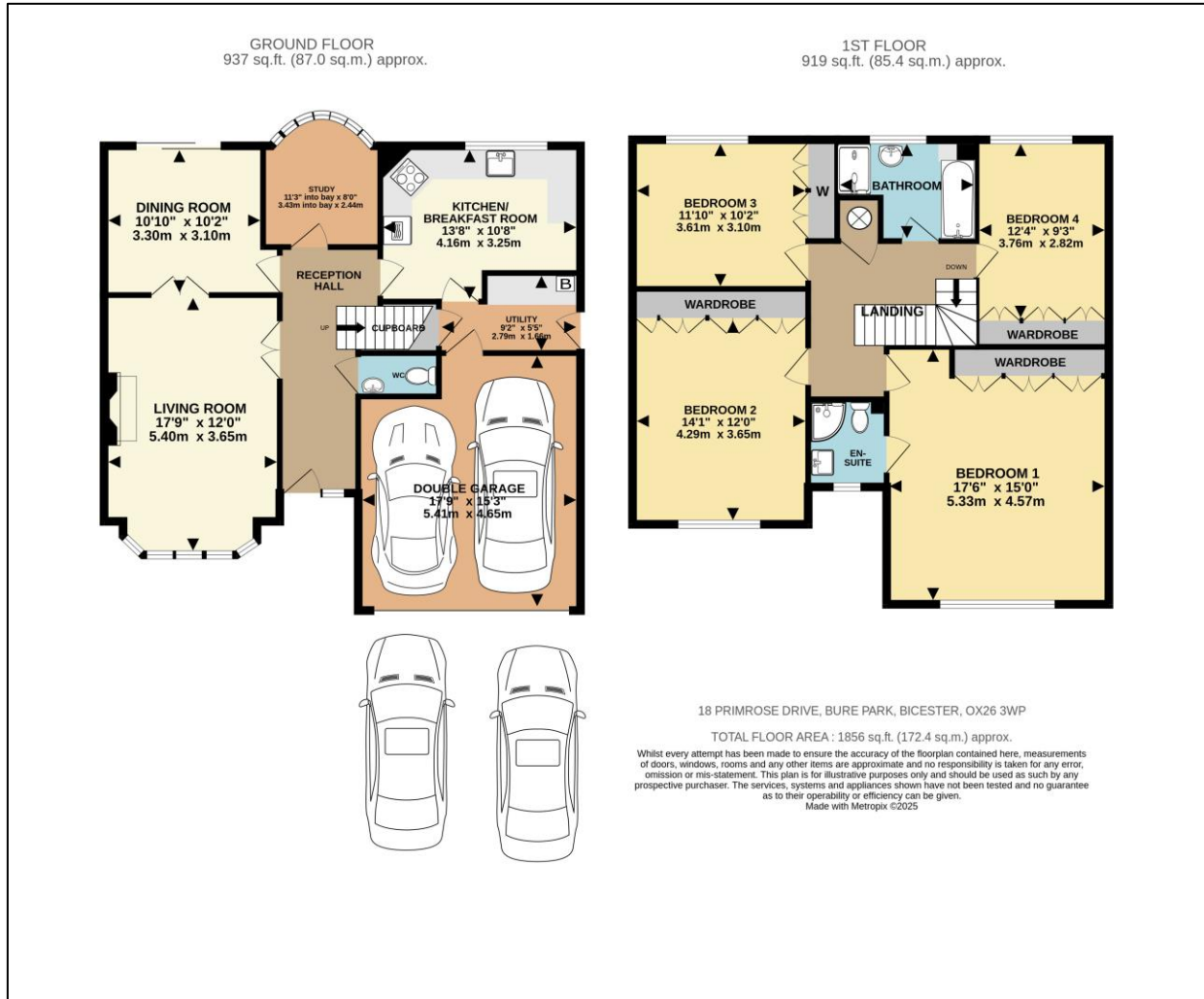
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