

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



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**11 Bluebell Close, Bure Park, Bicester, Oxon. OX26 3WJ**

# BARTON FLEMING

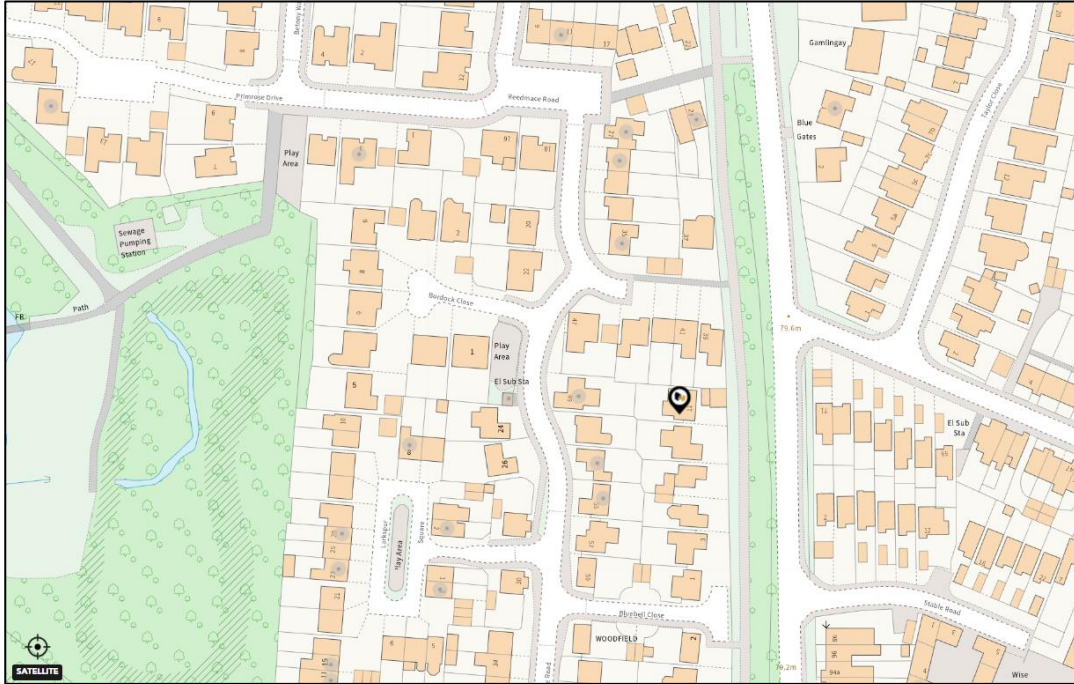
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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922

### 11 Bluebell Close, Bure Park, Bicester, Oxon. OX26 3WJ



**Four Bedroom Detached House with Reception Hall, Cloakroom, Dining Room, Living Room, Kitchen Breakfast Room, Utility, Large Conservatory, Bathroom and En-Suite, West Facing Garden, Double Garage and Car Port, Parking for 3-6 Cars overall.**

**FREEHOLD**

**£ 625,000**

- ❖ Walking Distance to Town Centre and Train Stations
- ❖ Reception Hall
- ❖ Cloakroom
- ❖ Living Room and Separate Dining Room
- ❖ Kitchen Breakfast Room and Separate Utility Room
- ❖ 5760 Large Conservatory
- ❖ Landing, Main Bathroom
- ❖ Four Bedrooms with En-Suite Shower Room
- ❖ West Facing Rear Garden
- ❖ Double Garage & Driveway plus Car Port

VIEWING  
APPOINTMENT:

DAY:

TIME:

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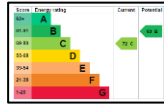
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### Key Facts for Buyers:

**EPC:** Rating C (72)  
**Council Tax:** Band E  
Approx. £3,011 per annum.



### Ground Floor:

#### **SLOPING LEAD CANOPY PORCH:**

Quarry tile step, outside courtesy light, half glazed security front door to:

#### **RECEPTION HALL: 19' deep**

Rear aspect arched window on staircase, coving, downlighting, radiator, Oak flooring, understairs cupboard, turning staircase, central heating thermostat.

#### **CLOAKROOM: 5'10 x 2'10**

Extractor fan, radiator, Oak flooring, concealed cistern WC, pedestal wash hand basin.

#### **DINING ROOM: 11'6 x 9'2 extending to 11'2**

(Currently used as Living Room). Front aspect PVC window, coving, Oak flooring, radiator, telephone point, dimmer switch.

#### **LIVING ROOM: 19'0 x 11'4**

(Currently used as Dining Room). Front aspect PVC window, rear aspect PVC doors with windows to either side to conservatory, plain plaster ceiling, coving, two radiators, open fireplace with stone mantle/hearth and surround, TV point.

#### **CONSERVATORY: 17'0 x 10'7**

Brick cavity base, PVC window sections, PVC French doors, glazed PVC door to garden, ceramic tiled floor, plastered walls, 13amp power, ceramic floor tiles, underfloor heating, four wall light points.

#### **UTILITY ROOM: 7'11 x 5'7**

Side aspect half glazed security door to side path, extractor fan, RCD/MCB electricity consumer unit, vinyl flooring, radiator, wall mounted "Logic + Heat 18" boiler, worksurface with stainless steel sink, space for washing machine, space for spare fridge freezer.

#### **KITCHEN BREAKFAST ROOM:**

Rear aspect PVC window, side aspect PVC French doors, downlighting, vinyl flooring. Range of base and eye level units, roll edge laminate worksurfaces, tiled surrounds and breakfast bar, integrated fridge, 1200mm base unit with two 600mm doors, 1½ bowl stainless steel sink, semi-integrated dishwasher, 800mm x 800mm corner base unit with two 300mm doors, 400mm base unit, 600mm cutlery and pan drawers, stainless steel 4-ring gas hob, extractor hood, second 400mm base unit, 600mm tall unit with double cavity fan oven/oven grill.

### First Floor:

#### **LANDING: 6'3 x 13'3**

Arched PVC window, large access to loft space, radiator, airing cupboard.

#### **BATHROOM: 6'9 x 5'6**

Front aspect PVC window, extractor fan, radiator, vinyl flooring, panel enclosed bath with mixer tap shower attachment, built-in furniture, concealed cistern WC, inset wash hand basin, shaver socket.

#### **BEDROOM ONE: 11'3 x 10'3 extending to 15'2 plus built-in wardrobes**

Rear aspect inward opening French doors with Juliet balcony, side aspect PVC window, vaulted ceiling with round PVC window, radiator, 8ft run of wardrobes, three wall light points.

#### **EN-SUITE: 7'10 x 5'2**

Side aspect PVC window, plain plaster ceiling, extractor fan, downlighting, ceramic tiled floor, chrome heated towel rail 1200mm x 740mm shower enclosure, round porcelain wash hand basin, dual flush close coupled WC.

#### **BEDROOM TWO: 11'8 x 9'11 including built-in wardrobes**

Rear aspect PVC window, radiator, 6ft run of built-in wardrobes.

#### **BEDROOM THREE: 11'8 x 8'10 including built-in wardrobes**

Front aspect PVC window, radiator, 6ft run of built-in wardrobes. Fitted out as an office (*refer to photographs*) with desk, drawers, cupboard, shelf space, flybridge and downlights.

#### **BEDROOM FOUR: 11'3 x 8'11 including built-in wardrobes**

Front aspect PVC window, radiator, 6ft run of built-in wardrobes.

### Outside:

#### **FRONT GARDEN: refer to photograph**

#### **REAR GARDEN: refer to photographs** 262<sup>0</sup> magnetic West orientation.

#### **DOUBLE GARAGE:**

Up and over doors, half glazed security door to car port, light and power, plasterboard ceiling, boarded truss eaves with light. The parking provides for two in the garage and up to an extra 4 using the carport & driveway.



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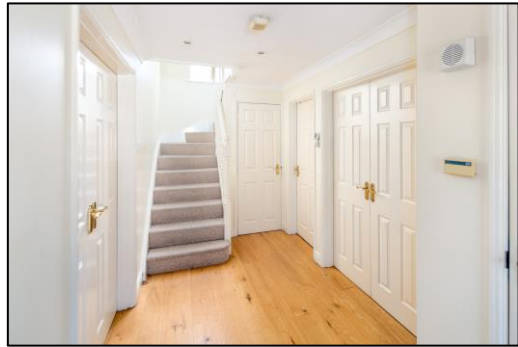
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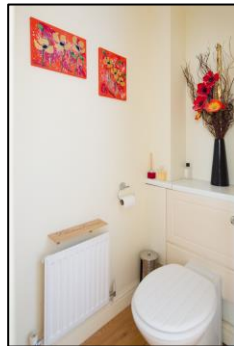
Reception Hall



Reception Hall



Cloakroom



Dining Room



Dining Room



Living Room



Living Room



Living Room

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Conservatory



Conservatory



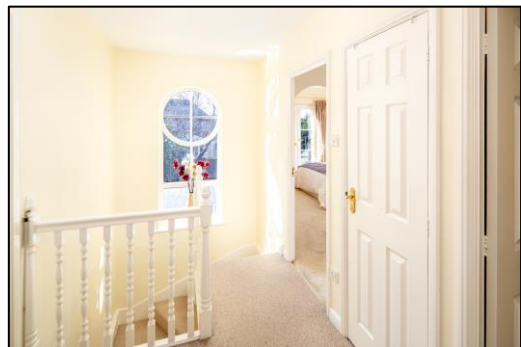
Kitchen Breakfast Room



Kitchen Breakfast Room



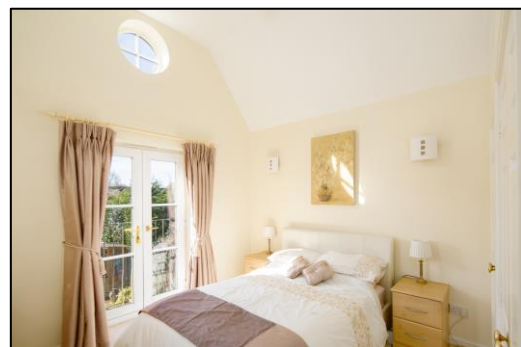
Utility Room



Landing



Bedroom One



Bedroom One



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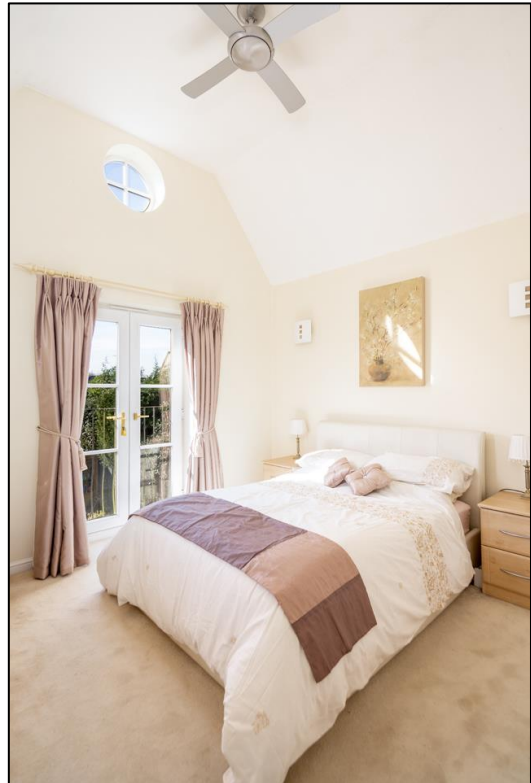
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Bedroom One



Bedroom One



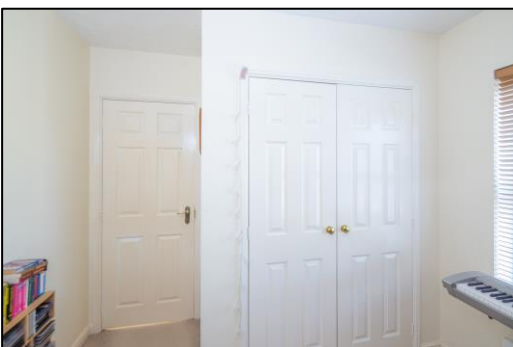
En-Suite to Bedroom One



Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Three

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Bedroom Four



Bedroom Four



Bathroom



Rear Garden



Rear Garden



Rear Garden



Rear Garden



Garage, Car Port and Driveway



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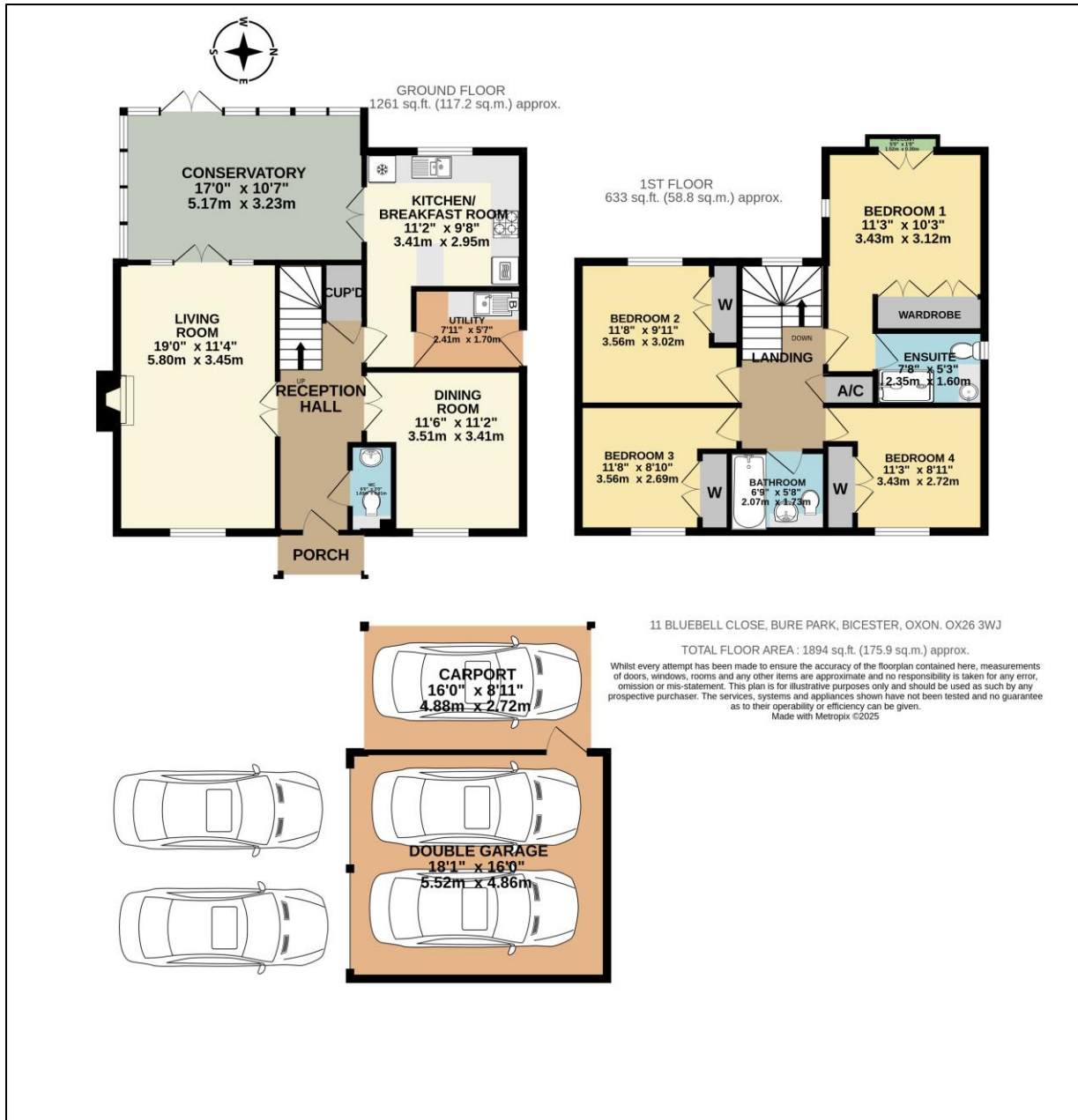
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