

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**48 Cranesbill Drive, Bure Park, Bicester, Oxon. OX26 3WQ**

A six bedroom & study, three bathroom, detached on a choice corner plot with a Westerly facing rear garden. It has substantial frontage, double garage with a long deep driveway, plus the conservatory converted to a family room by adding an insulated 'Tapco' synthetic slate roof with vaulted plastered ceiling.

All presented in clean & tidy order.

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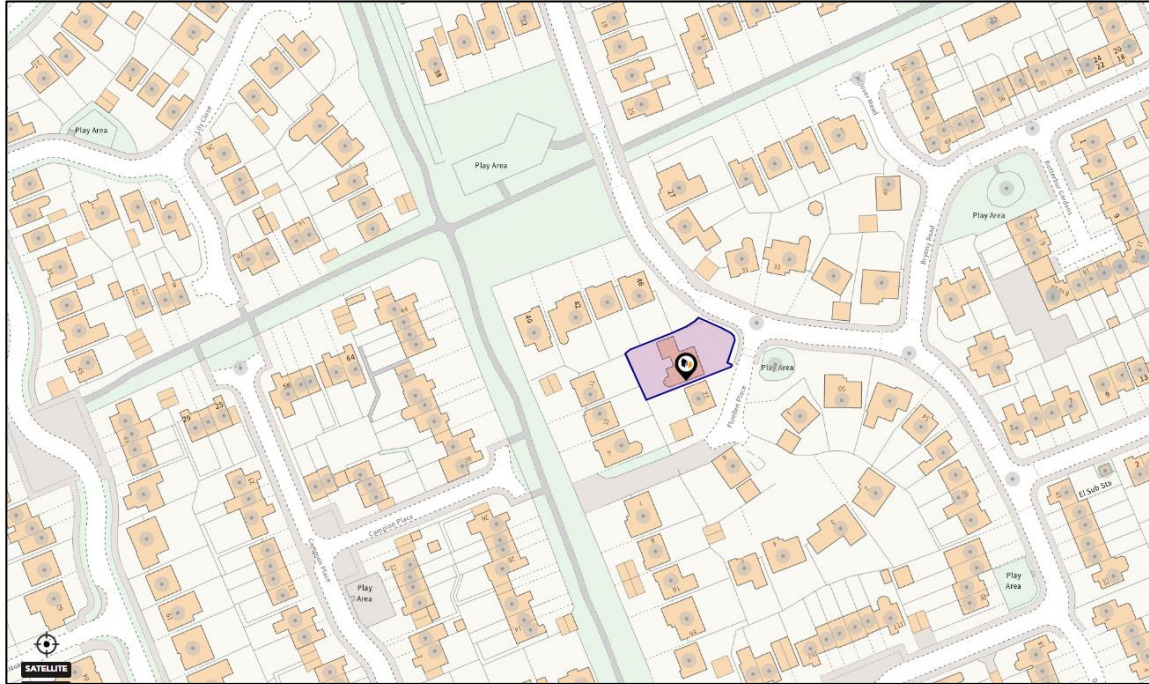
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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922

### 48 Cranesbill Drive, Bure Park, Bicester, Oxon. OX26 3WQ



#### Ground Floor:

Entrance Hall, Cloakroom, Study, Living Room with a bay & fireplace, dining room with a wood-burner open plan to the kitchen, Family Room, Utility Room.

#### First Floor:

Three Double Bedrooms and a Large Single, Main Bathroom & En-suite to bedroom 1.

#### Second Floor:

Two large (17Ft) bedrooms and a shower room.

## FREEHOLD

## £ 725,000

- ❖ Substantial Corner Plot
- ❖ Long Driveway to Double Garage with capacity to create even more parking (x3) (currently driveway parking for 2x2 plus an extra 2 in the garage)
- ❖ Westerly Facing Rear Garden with deck
- ❖ Four Ground Floor Reception Rooms (living, dining, family rooms & study)
- ❖ Six Bedrooms (five doubles and a large single)
- ❖ Three Bathrooms (main bathroom, ensuite and shower room)
- ❖ 17Ft Kitchen plus Utility Room
- ❖ Central to the estate and away from Buckingham Rd, Banbury Rd & Ring-road noise
- ❖ Close to Local Amenities including Shops, School, Nursery and Church

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### **Key Facts for Buyers:**

**EPC:** Rating C (75)  
**Council Tax:** Band F  
Approx. £3,559 per annum.

### **Ground Floor:**

Outside courtesy light, half glazed security front door to:

#### **ENTRANCE HALL: 13'10 x 5'11**

Plain plaster ceiling, coving, click laminate flooring, radiator, understairs cupboard, staircase, central heating thermostat.

#### **STUDY: 7'0 x 6'4**

Front aspect PVC window, plain plaster ceiling, click laminate flooring, radiator.

#### **CLOAKROOM: 7'0 x 2'11**

Side aspect PVC window, plain plaster ceiling, RCD/MCB electricity consumer unit, vinyl flooring, radiator, dual flush close coupled WC, wash hand basin with cupboard under.

#### **LIVING ROOM: 14'0 x 13'10 + bay.**

Front aspect PVC bay window, side aspect PVC window, plain plaster ceiling, coving, two ceiling roses, two radiators, gas living flame coal effect fire, granite hearth and surround, composite mantle, BT master socket, TV point.

#### **DINING ROOM: 10'9 x 8'10**

Rear aspect PVC doors to Family Room, plain plaster ceiling, coving, click laminate flooring, radiator, "Contura" wood burner with external flue (*Hetas certified*), glass hearth, open plan to:

#### **KITCHEN: 17'0 x 8'10**

Rear aspect half glazed door to Family Room, rear aspect PVC window plain plaster ceiling, downlighting, "Karndean" flooring, space for wide fridge freezer. Range of base and eye level units, roll edge laminate worksurfaces, tiled surrounds, 900mm cutlery and pan drawers, integrated dishwasher, 600mm undersink base unit, 1½ bowl composite 'Rangemaster' sink, 300mm wine chiller, 800mm x 800mm corner base unit with carousel and two 300mm doors, 1000mm "Rangemaster" with 5 gas rings, two electric ovens, electric grill, 900mm extractor hood, 600mm cutlery & pan drawers, two further 600mm base units, 300mm base unit.

#### **UTILITY ROOM: 7'0 x 5'8**

Side aspect half glazed PVC door, plain plaster ceiling, extractor fan, radiator, "Karndean" flooring. Range of base and eye level units, roll edge laminate worksurfaces, wall mounted "Worcester" boiler, deep stainless steel sink, space for washing machine and tumble dryer.

#### **FAMILY ROOM: 17'8 x 13'3 into bay narrowing to 9'10 narrowing to 7'5**

'P'-shaped, originally a conservatory, now refitted with a solid insulated 'Tapco' synthetic slate roof. Brick cavity base, PVC window sections, PVC French door, vaulted plain plaster ceiling, downlighting, click laminate flooring.

### **First Floor:**

#### **LANDING:**

Plain plaster ceiling, radiator, staircase to second floor.



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### **BATHROOM: 5'6 x 7'10**

Rear aspect PVC window, plain plaster ceiling, extractor fan, ceramic tiled floor, panel enclosed bath with mixer tap, shower attachment, fixed head, tiled surrounds, dual flush close coupled WC, inset wash hand basin with cupboard under, shaver socket, chrome heated towel rail.

### **BEDROOM ONE: 13'9 x 10'11**

Front aspect PVC window, plain plaster ceiling, coving, radiator, fitted 5-door wardrobes.

### **EN-SUITE: 6'5 x 5'0**

Front aspect PVC window, plain plaster ceiling, extractor fan, vinyl flooring, chrome heated towel rail, 1200mm x 740mm shower enclosure, inset wash hand basin with cupboard under, shaver socket, concealed cistern dual flush WC.

### **BEDROOM FOUR: 13'0 x 10'0**

Front aspect PVC window, plain plaster ceiling, click laminate flooring, radiator.

### **BEDROOM FIVE: 11'2 x 9'2**

Rear aspect PVC window, plain plaster ceiling, radiator.

### **BEDROOM SIX: 9'11 x 8'7 narrowing to 7'0**

Rear aspect PVC window, plain plaster ceiling, radiator.

### **Second Floor:**

#### **LANDING:**

Access to loft space, airing cupboard, radiator.

#### **SHOWER ROOM: 6'11 x 4'2**

Rear aspect Velux skylight, plain plaster ceiling, vinyl flooring, heated towel rail, 680mm x 680mm shower enclosure, thermostatic shower, sliding head support, inset wash hand basin with cupboard under, shaver socket, concealed cistern dual flush WC.

#### **BEDROOM TWO: 17'8 x 10'3**

Rear aspect 'Velux' skylight, two radiators, built-in cupboard.

#### **BEDROOM THREE: 17'8 x 10'11**

Side aspect PVC window, rear aspect 'Velux' skylight, plain plaster ceiling, radiator.

### **Outside:**

**FRONT GARDEN:** refer to photograph

**REAR GARDEN:** refer to photographs

Deck, gate, tap.

#### **DOUBLE GARAGE:**

Twin up-and-over doors, light and power, eaves storage. Driveway parking for 4 cars (2x2).

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Front



Study



Cloakroom



Living Room

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Living Room



Living Room



Dining Room



Kitchen



Kitchen



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Kitchen



Family Room

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Family Room



Bedroom One



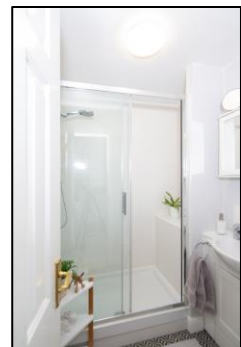
Bedroom One



Bedroom One



En-Suite to Bedroom One





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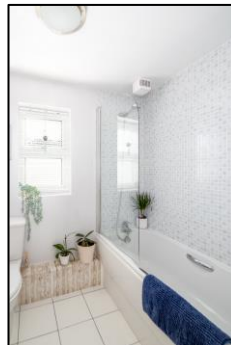
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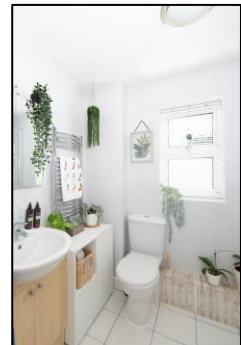
First Floor Bedroom Four



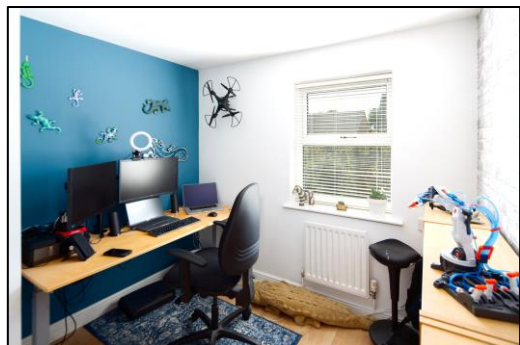
First Floor Bedroom Five



First Floor Bathroom



First Floor Bedroom Six



First Floor Bedroom Six

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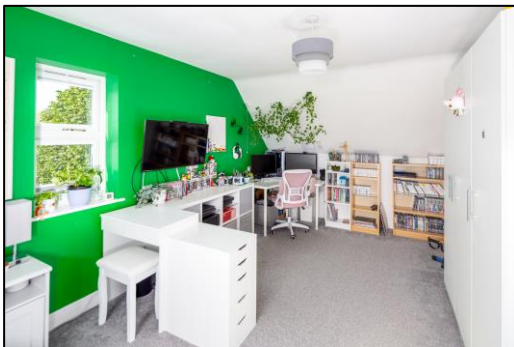
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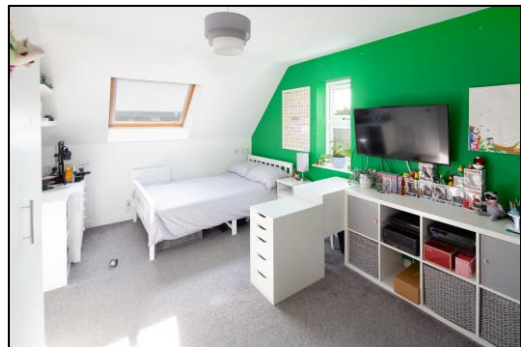
Second Floor Bedroom Two



Second Floor Bedroom Two



Second Floor Bedroom Three



Second Floor Bedroom Three



Second Floor Shower Room



Deck Area to Rear Garden



Rear Elevation

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             | 75 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

EPC



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Rear Garden



Rear Garden



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