

# BARTON FLEMING

— INDEPENDENT ESTATE AGENTS —



**24 Mullein Road, Bure Park, Bicester, Oxon. OX26 3WE**

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Web: [www.bartonfleming.co.uk](http://www.bartonfleming.co.uk)  
E-mail: [info@bartonfleming.co.uk](mailto:info@bartonfleming.co.uk)  
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922

**24 Mullein Road, Bure Park, Bicester, Oxfordshire. OX26 3WE**



**A Four Bedroom Detached House with Reception Hall, Office, Living Room, Dining Room, Kitchen Breakfast Room, Utility Room, Cloakroom, Family Bathroom, En-Suite, Jack-n-Jill En-Suite, Front and Rear Gardens, Double Garage and Driveway Parking**

**FREEHOLD**

**£ 700,000**

- ❖ Reception Hall and Cloakroom
- ❖ Separate Office, Living Room and Dining Room
- ❖ 13'4 x 12'0 Conservatory
- ❖ Kitchen Breakfast Room and Separate Utility Room
- ❖ Landing
- ❖ Four Bedrooms
- ❖ Family Bathroom, En-Suite and Jack-n-Jill En-Suite
- ❖ Front and Rear Gardens
- ❖ Double Garage and Driveway Parking for Four Cars
- ❖ Close to Local Amenities and Local Transport Links

VIEWING  
APPOINTMENT:

DAY:

TIME:

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### Key Facts for Buyers:

**EPC:** On Order  
**Council Tax:** Band E  
Approx. £3,011 per annum.

### Ground Floor:

Outside courtesy light, part-glazed security front door to:

#### **RECEPTION HALL:**

Side aspect PVC window adjacent door, front aspect PVC window, radiator, high quality LVT flooring, radiator, "Hive" central heating thermostat, understairs cupboard, staircase.

#### **OFFICE: 8'7 x 7'9**

Side aspect PVC window, plain plaster coving, radiator.

#### **KITCHEN BREAKFAST ROOM: 19'3 narrowing to 15'5 x 10'2 narrowing to 7'1**

Front aspect PVC window, rear aspect PVC window, plain plaster ceiling, downlighting, high quality LVT flooring, radiator, space for table and chairs. Range of base and eye level units, roll edge laminate worksurfaces, laminate upstands, 330mm angled base unit with 400mm door, 400mm base unit, integrated dishwasher, "Blanco" 1½ bowl stainless steel sink, 800mm base unit with two 400mm doors, 800mm x 800mm corner base unit with two 260mm bifold doors, 400mm base unit, double cavity stainless steel and glass fan oven/oven grill, 4-ring stainless steel gas hob, 400mm base unit, 800mm x 800mm corner base unit with two 260mm bifold doors, 300mm wine chiller, 300mm base unit, 800mm x 800mm corner base unit with 300mm x 300mm bifold doors, 400mm drawers, space for upright fridge freezer.

#### **UTILITY ROOM: 6'5 x 5'4**

Side aspect half glazed PVC door, plain plaster ceiling, extractor fan, high quality LVT flooring. Range of base and eye level units, roll edge laminate worksurfaces, tiled surrounds, stainless steel sink, space for washing machine, space for tumble dryer.

#### **CLOAKROOM: 6'4 x 2'9**

Side aspect PVC window, plain plaster ceiling, ceramic tiled floor, dual flush close coupled WC, wash hand basin with cupboard under.

#### **DINING ROOM: 11'8 x 10'4**

Rear aspect PVC window, coving, high quality LVT flooring, radiator, dimmer switch.

#### **LIVING ROOM: 15'2 x 14'2**

Rear aspect PVC French doors and rear aspect window, plain plaster ceiling, coving, fireplace with electric fire, marble hearth, surround and mantle, broadband hub, BT socket, dimmer switch.

#### **CONSERVATORY: 13'4 x 12'0**

Brick cavity base and right hand side wall, PVC window sections, glass pitched roof, high quality LVT flooring, radiator, plastered walls, 13amp sockets.

### First Floor:

#### **LANDING: 13'4 narrowing to 9'9 x 7'1**

Plain plaster ceiling, access to loft space, airing cupboard.

#### **BATHROOM: 7'2 x 6'10**

Side aspect PVC window, plain plaster ceiling, downlighting, extractor fan, high quality LVT flooring, chrome heated towel rail, double ended bath with mixer tap shower attachment, dual flush close coupled WC, porcelain wash hand basin with cupboard under, half tiled walls.

#### **BEDROOM ONE: 14'11 x 10'3**

Front aspect PVC window, plain plaster ceiling, radiator, 4-door and 3-door wardrobes, data socket.

#### **EN-SUITE: 10'3 x 6'0**

Front aspect PVC window, plain plaster ceiling, downlighting, ceramic tiled floor, heated towel rail, shower enclosure with thermostatic shower, rain head, second hand held head, sliding head support, dual flush close coupled WC, enamel basin with drawers under.

#### **BEDROOM TWO: 11'5 x 10'9 plus built-in wardrobe**

Rear aspect PVC window, plain plaster ceiling, radiator, built-in wardrobe.

#### **JACK-N-JILL EN-SUITE: 6'10 x 4'7 extending to 7'2**

Rear aspect PVC window, plain plaster ceiling, downlighting, radiator, high quality LVT flooring, dual flush close coupled WC, wash hand basin with cupboard under, shower enclosure with thermostatic shower, rain head, second hand held head, sliding head support.

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### **BEDROOM THREE: 11'5 x 10'11 plus built-in wardrobe**

Rear aspect PVC window, plain plaster ceiling, radiator, built-in wardrobe.

### **BEDROOM FOUR: 10'8 narrowing to 8'9 x 7'1**

Side aspect PVC window, plain plaster ceiling, radiator, built-in single wardrobe, dimmer switch.

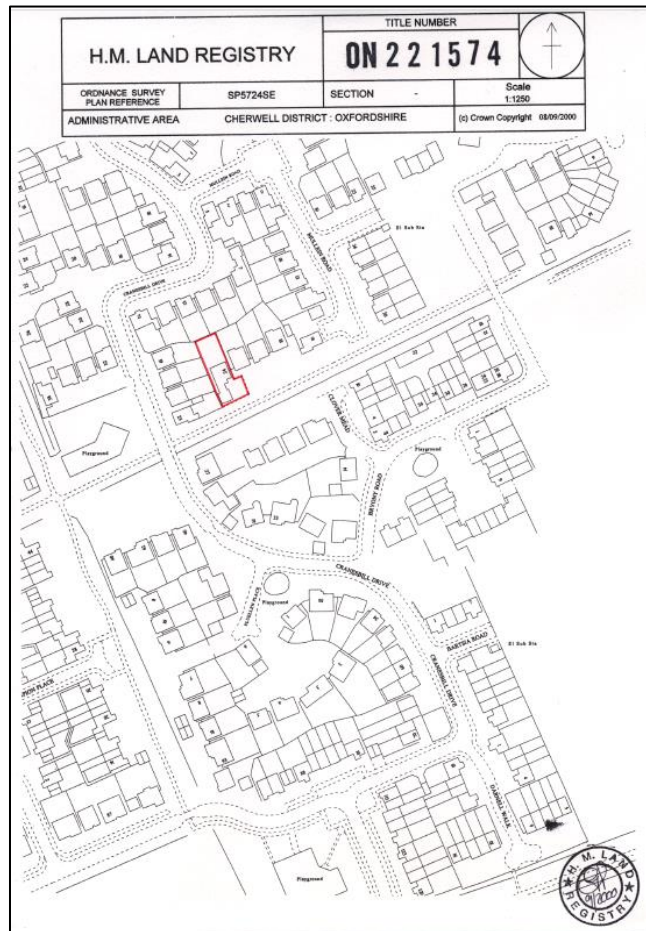
### Outside:

**FRONT GARDEN:** refer to photograph

**REAR GARDEN:** refer to photographs

### **DOUBLE GARAGE: 17'3 x 16'8**

Twin up and over doors, light and power, eaves storage, side aspect door to garden, driveway parking for four cars.



Rear Garden



Rear Garden

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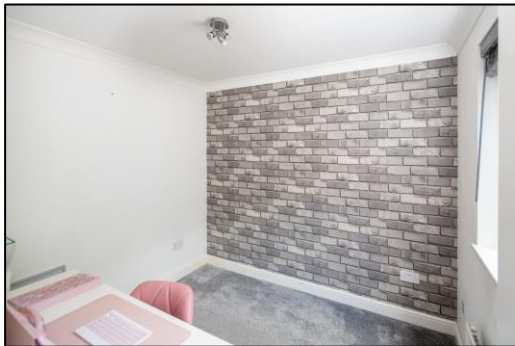
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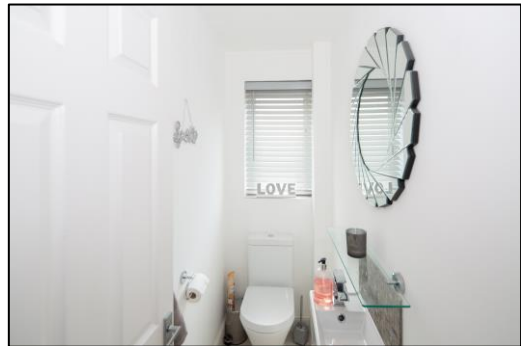
Entrance Hall



Entrance Hall



Office



Cloakroom



Kitchen Breakfast Room



Kitchen Breakfast Room



Kitchen Breakfast Room



Kitchen Breakfast Room

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Kitchen Breakfast Room



Utility Room



Dining Room



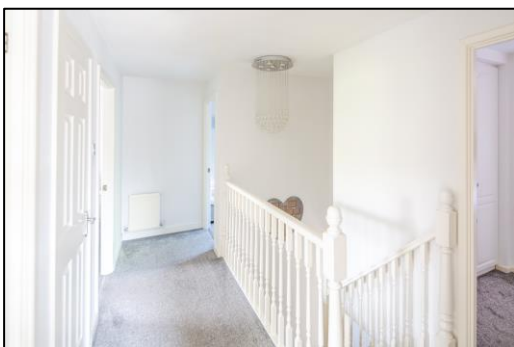
Living Room



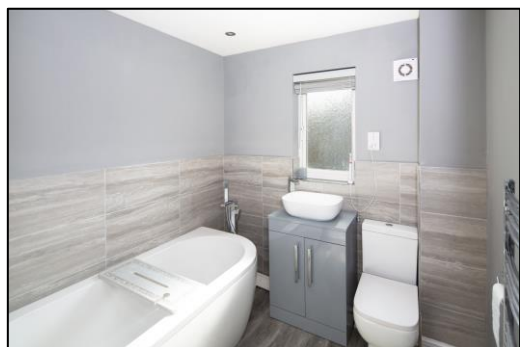
Living Room



Conservatory



Landing



Bathroom

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Bedroom One



Bedroom One



Bedroom One



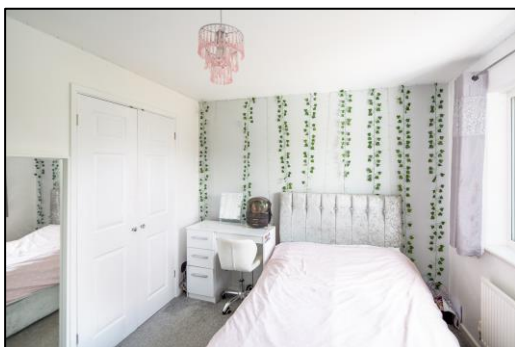
En-Suite to Bedroom One



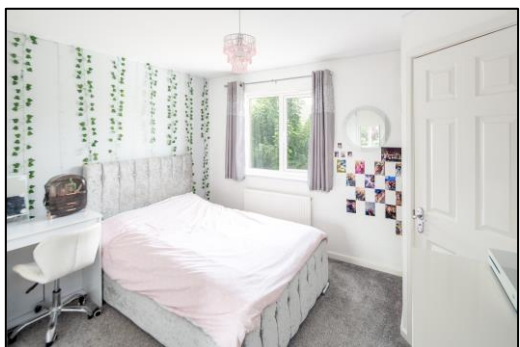
Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Three

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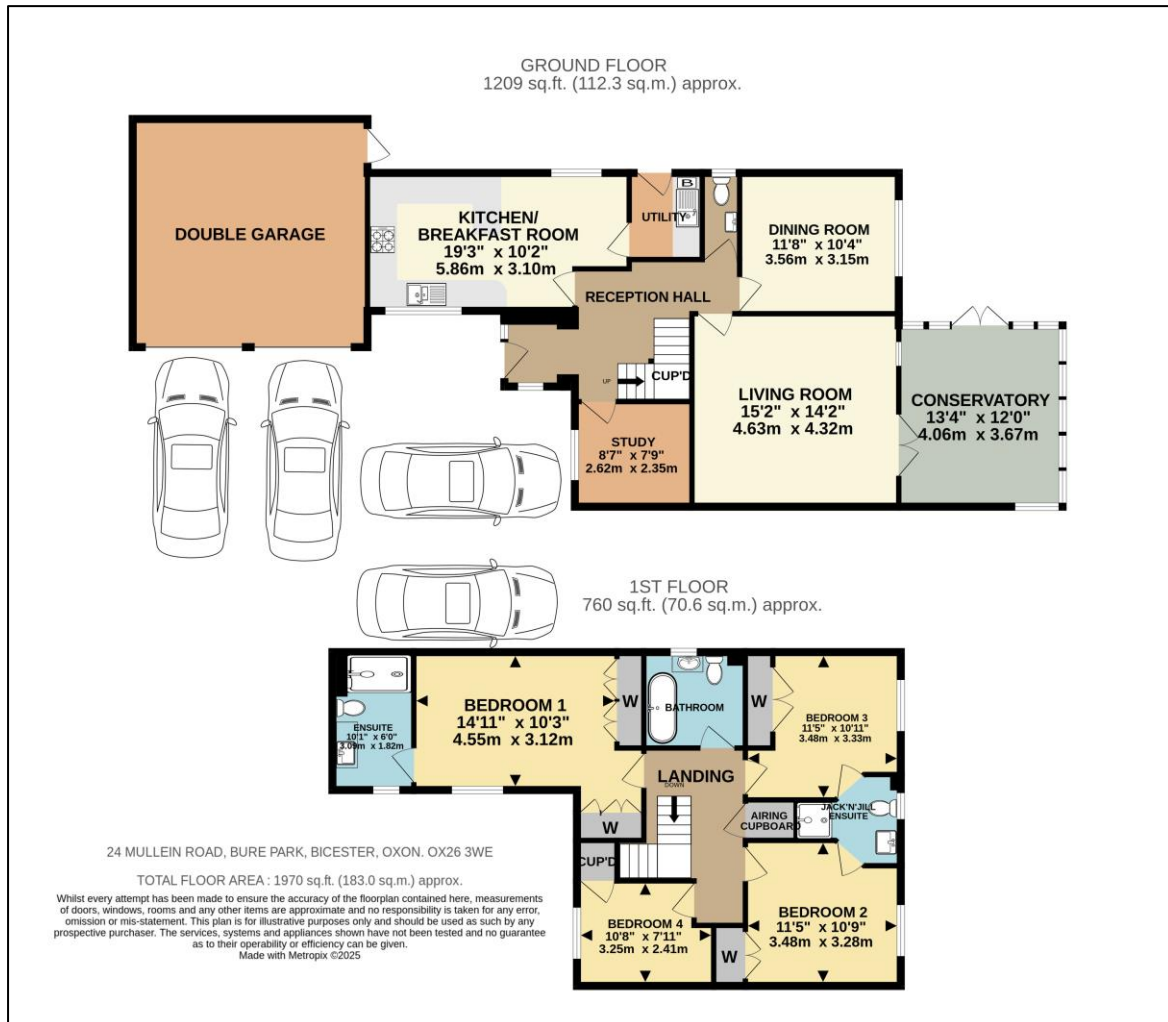
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Jack-n-Jill Bathroom



Bedroom Four



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