



14 Fisher Close
Banbury, OX16 3ZW



ROUND & JACKSON
ESTATE AGENTS





A very well-presented three-bedroom family home with a large rear extension, pretty rear garden, and garage with driveway parking. Conveniently located within easy walking distance of the train station.

The property

Situated in a quiet cul-de-sac and within easy walking distance of the train station, this very well-presented three-bedroom family home offers spacious and versatile accommodation, ideal for modern family living. The heart of the home is the impressive open-plan kitchen/dining room, which has been extended to create a superb entertaining and family space. Flooded with natural light, the room features bi-folding doors opening onto the attractive rear garden, seamlessly blending indoor and outdoor living. The property also benefits from a generously sized sitting room, providing a comfortable space to relax and unwind and there is also a cloakroom W.C. Upstairs, there are three good-sized bedrooms, including a spacious principal bedroom with the added benefit of an en-suite shower room. The remaining bedrooms are well-proportioned and are served by the family bathroom. Outside, the property enjoys a very pleasant rear garden, ideal for both entertaining and family enjoyment. Further benefits include a garage and driveway parking. We have prepared a floor plan to show the room sizes and layout; some of the main features include:

Entrance Hallway

Stairs rising to the first floor. Doors leading to all ground floor rooms. Two useful understairs storage cupboards, one fitted with shelving.

W.C

Fitted with a white suite comprising low-level W.C and wash hand basin. Attractive tiled splash backs and tiled flooring.

Sitting Room

A spacious sitting room with a window to the front aspect and ample space for furniture. Open-plan to the kitchen/dining room, creating a sociable and versatile living space.

Kitchen/Diner

Forming part of a substantial ground floor extension completed approximately eight years ago, this impressive open-plan entertaining space provides ample room for a dining table, chairs and additional furniture. The kitchen is fitted with a comprehensive range of Magnet shaker-style units with wooden work surfaces and attractive tiled splash backs. A central island incorporates additional storage cupboards and an inset Belfast sink. Integrated appliances include a washing machine, dishwasher, fridge/freezer, double oven and microwave, together with a four-ring gas hob and extractor hood over.

A superb built-in larder cupboard provides extensive shelved storage. Attractive tiled flooring extends throughout the room, while the dining area benefits from five-panel bi-fold doors opening directly onto the rear garden. The wall-mounted Glow-worm gas-fired boiler is concealed within a kitchen cupboard.

First Floor Landing

A bright and spacious landing with a window to the front aspect and doors leading to all first-floor rooms. Loft hatch providing access to the roof space, which benefits from a fitted light. Built-in airing cupboard housing the hot water cylinder with shelving.

Bedroom One

A double bedroom with a window overlooking the rear garden and a range of built-in wardrobes. Door leading to the en-suite.

En-Suite

Fitted with a white suite comprising shower cubicle, low-level WC and wash hand basin. Attractive tiled splash backs and wood-effect flooring.

Bedroom Two

A large double bedroom with a window to the rear aspect and a built-in wardrobe.



Bedroom Three

A good-sized bedroom with a window to the front aspect.

Family Bathroom

Fitted with a white suite comprising panelled bath, low-level WC and wash hand basin. Attractive floor-to-ceiling tiled splash backs, wood-effect flooring and a window to the front aspect.

Garage

Single garage fitted with power and lighting. Up-and-over door to the driveway and pedestrian access door leading to the rear garden. There is driveway parking in-front of the garage for one vehicle.

Outside

To the front of the property is a generous gravelled garden with pathway leading to a covered entrance porch and front door. The rear garden enjoys a high degree of privacy and is predominantly laid to lawn with sleeper-edged borders and gravelled sections. A paved patio provides an ideal seating area, while further benefits include gated rear access, an outside tap and a pedestrian door leading into the garage. Overall, the garden offers a particularly pleasant and secluded space for outdoor relaxation and entertaining.

Situation

Banbury is conveniently located only 2 miles from junction 11 of the M40 putting Oxford (22 miles), Birmingham (43 miles), London (78 miles) and of course the rest of the motorway network within easy reach. There are regular trains from Banbury to London Marylebone (51 mins) and Birmingham Snow Hill (55mins). Birmingham International airport is 42 miles away for UK, European and New York Flights. Some very attractive countryside surrounds and many places of historical interest are within easy reach.

Directions

From Banbury town centre proceed eastwards via the Middleton Road. Continue over the mini roundabout then turn left at the traffic lights into Daventry Road. Follow this road to the mini roundabout and turn left into Manor Road then take the first right-hand turn into Fisher Close where the property will be found in front of you on the left.

Services

All mains services connected. The gas-fired boiler is located in the kitchen.

Local Authority

Cherwell District Council. Tax band D.

Viewing arrangements

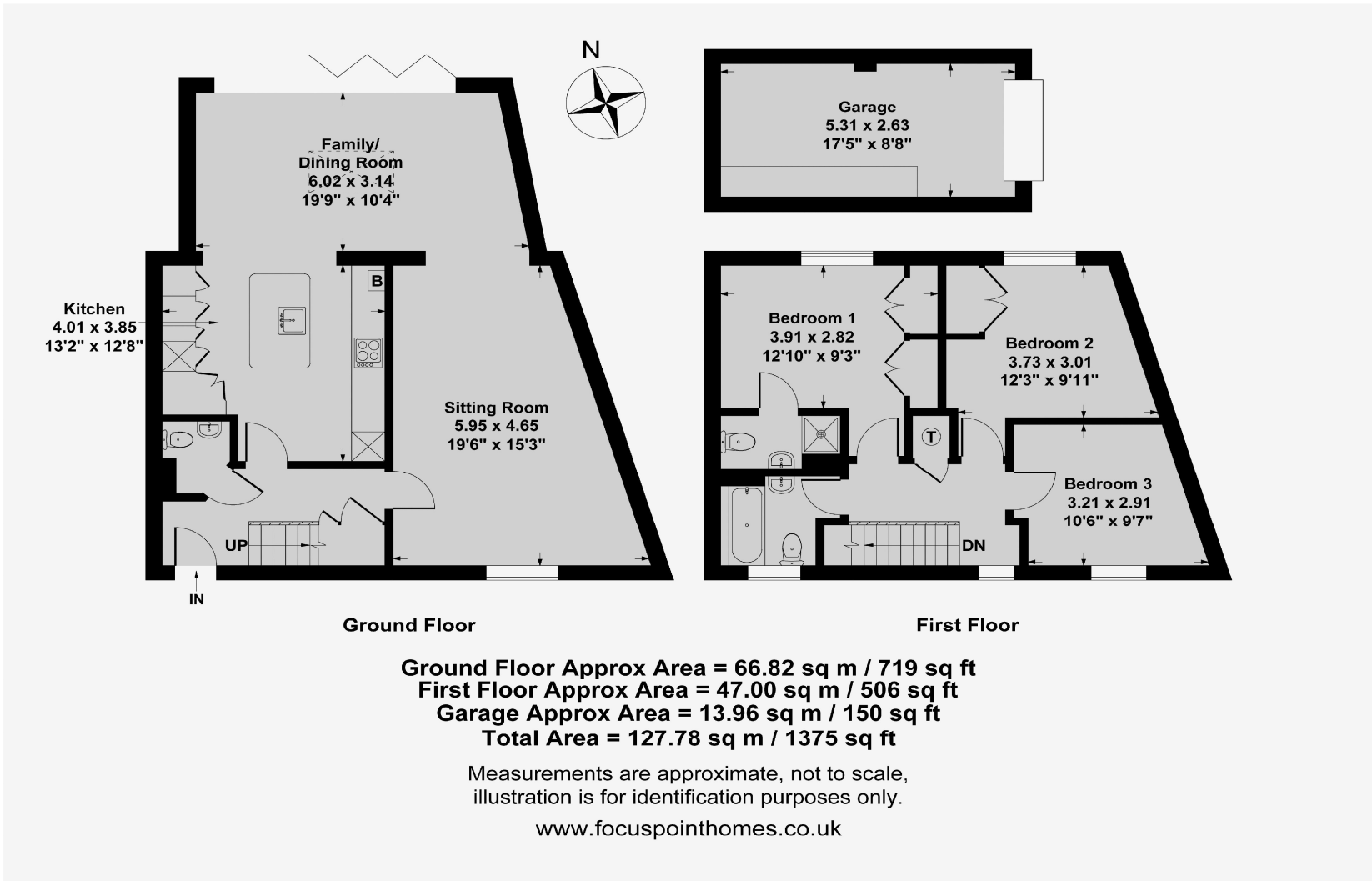
Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property.

Asking Price: £375,000





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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