



81 Waller Drive, Banbury, Oxon OX16 9NS
£485,000 Freehold

**Stanbra
Powell** | Estate Agents
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Property Lettings





A detached house providing well-proportioned accommodation throughout, located on this sought after development on the western edge of Banbury.

Entrance hall | Cloakroom | Living room | Conservatory | Kitchen/breakfast room | Utility | Dining room | Master bedroom with en-suite, three further bedrooms | Bathroom | Enclosed rear garden | Garden to front | Double garage | Driveway | Sealed unit double glazed windows | Gas radiator heating

Offered with no onward chain, a four bedroom detached house with double garage and conservatory. The property enjoys a favoured position within this sought after development. The property would now benefit from updating.

Ground Floor

Front door.

Entrance hall: Stairs rising to first floor.

Cloakroom: Low level WC and wall mounted wash handbasin. Tiling to splashback areas. Sealed unit double glazed window to front aspect.

From the hallway double doors to dining room.

Dining room: Double glazed windows to front aspect.

Living room: Feature fireplace. Windows to front aspect. Doors to rear giving access to conservatory.

Conservatory: Brick construction with polycarbonate roof. Double glazed windows. Doors giving access to garden.

From the hallway door to kitchen.

Kitchen/breakfast room: Stainless steel inset sink unit and drainer. Range of wall and base units. 4 ring electric hob with extractor fan over. Stainless steel double oven and grill. Free space and plumbing for dishwasher. Space for fridge/freezer. Door to utility.

Utility: Range of wall and base units. Sink unit and drainer. Free space and plumbing for washing machine. Wall mounted gas boiler for domestic hot water and central heating. Tiling to splashback areas. Door to rear garden.

First Floor

Landing: Window to front. Access to loft via pull down ladder. Airing cupboard housing hot tank and immersion heater.

Master bedroom: Double bedroom to rear aspect. Door to en-suite.

En-suite: Fully tiled shower cubicle. Low level WC. Pedestal handbasin. Further tiling. Tiled flooring. Shaver socket. Extractor fan.

Bedroom two: Double bedroom to rear aspect. Fitted wardrobes.

Bedroom three: Generous single bedroom to front aspect.

Bedroom four: Double bedroom to front aspect.

Bathroom: Coloured suite comprising of panelled bath, pedestal handbasin and low level WC. Tiling to splashback areas. Extractor fan.

Outside

Rear garden: Fully enclosed by close board and fencing. Mature trees, shrubs and bushes. Laid to lawn. Patio area. Access both sides front to back via wooden gates. The garden measures approximately 50 ft in length.

Detached double garage: (Currently divided into two sections). Two up and over doors. Section one used as a garage. Section two has plasterboard and is insulated. Door giving access to garden. Could be used as a home office or converted back easily to a full double garage.

Driveway providing off road parking for several vehicles.

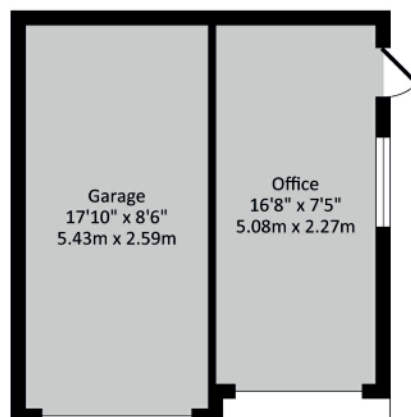
Services: All Council Tax Banding: E
Authority: Cherwell District Council

Directions: From Banbury Cross proceed south west on the A361 Chipping Norton Road and upon leaving the town, Waller Drive is on the right hand side.

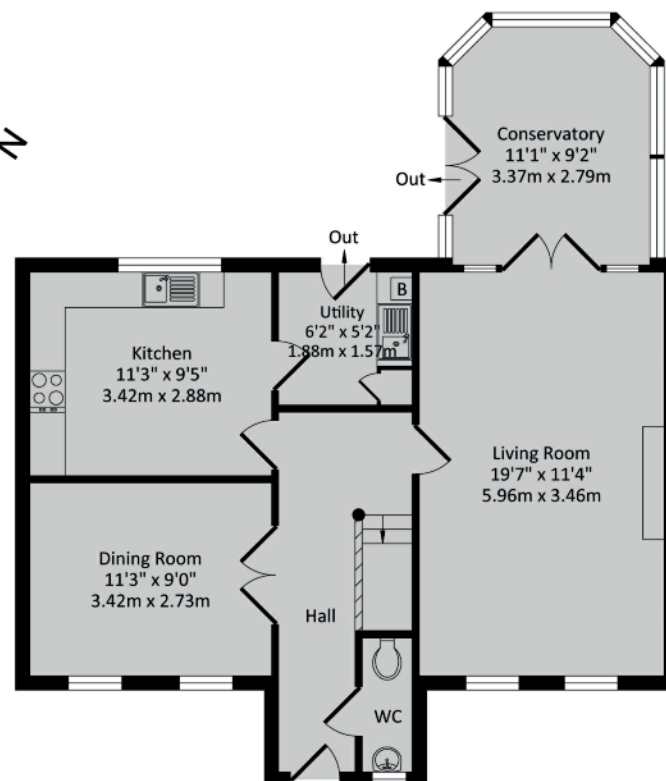




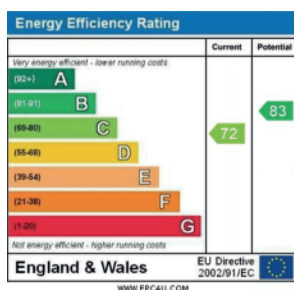
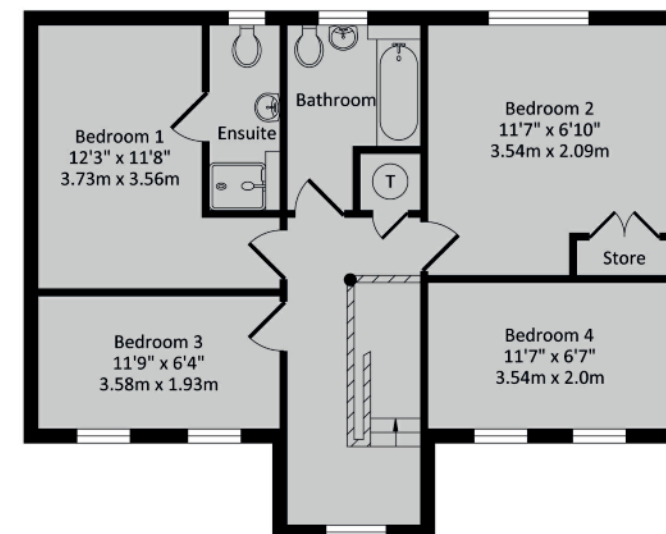
Garage
 281 sq.ft. (26.10 sq.m.) approx.



Ground Floor
 680 sq.ft. (63.20 sq.m.) approx.



First Floor
 579 sq.ft. (53.80 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1540 sq.ft. (143.10 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Important Agent's Note All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

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Viewing: Through appointment with Stanbra Powell

