



9 Sutton Close
Aston Le Walls, NN11 6UJ



ROUND & JACKSON
ESTATE AGENTS





An immaculately presented, three-bedroom detached bungalow which sits on a good size plot and is located at the end of a quiet cul-de-sac within the popular village of Aston Le Walls.

The Property

9 Sutton Close, Aston Le Walls is an immaculately presented, three-bedroom detached bungalow which sits on a good size plot and is located within a quiet cul-de-sac in this popular village. The property has pleasant gardens to the front and rear, and offers off-road parking for at least 5 vehicles. The property has access to Gigaclear super fast broadband and there is a Vestel EV car charger which will remain as part of the sale. The bathroom and oil-fired boiler were replaced around 2 years ago and the fascias and guttering were replaced this year. There is a fitted water softener, and also a filtered fresh water tap. The living accommodation is arranged over ground level and is as follows. Entrance hallway, sitting/dining room, spacious kitchen, three double bedrooms and a family shower room. Outside to the rear there is a pleasant lawned garden, a paved seating area and a high-quality pergola which has four manual side blinds and LED lighting and manual, tilting louvres. To the side of the property there is a private courtyard area with gated access to the front, and there is an outside dog washing station with hot and cold water. To the front of the property there is a large lawned garden and driveway parking for at least five vehicles. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Porch

A useful area to remove shoes with a door leading into the hallway.

Entrance Hallway

A spacious hallway with doors leading into the sitting room, shower room and bedrooms. Good quality wood effect flooring throughout, and there is a loft hatch which provides access to the roof space which is partially boarded, with lighting.

Sitting/Dining Room

A spacious, bright and airy room with dual aspect windows to the front and side. There is plenty of space for a table and chairs, good quality wood effect flooring and there is feature, log burning stove which is around 4 years old. Door leading into the kitchen.

Kitchen

Fitted with a range of shaker style kitchen cabinets with wooden worktops over and tiled splash backs. There is a window to the front aspect and a door to the side courtyard. There are a range of integrated appliances including an electric oven and grill, a four-ring electric hob, an extractor hood and a fridge-freezer. There is space and plumbing for a washing machine and dishwasher, and space for a tumble dryer. Tiled flooring throughout and there is a built-in storage cupboard which houses the Worcester oil-fired boiler which is around 2 years old.



Bedroom One

A double bedroom with a window to the rear aspect. Continuation of the wood effect flooring from the hallway.

Bedroom Two

A large double bedroom with a window to the front aspect, wood effect laminate flooring and there is plenty of space for furniture.

Bedroom Three

A double bedroom, currently used as a snug, with a window and door leading into the garden. Continuation of the quality wood effect flooring from the hallway.

Shower Room

A beautifully refitted shower room comprising of a large walk-in shower with a rainfall shower and hand-held attachment, a toilet and a wash-basin. There are quality fixtures and fittings throughout and there is a large amount of vanity storage cupboards beneath the sink. There are beautiful tiled splash backs and an amazing tiled floor. Heated towel rail and there is a window to the side aspect.



Outside

To the rear of the property there is a good sized, lawned garden with a gravelled area and established trees and shrubs. There is an amazing patio area with a high-quality fitted pergola, which has four manual side blinds and LED lighting and manual, tilting louvres. There is a large wooden shed, which will remain as part of the sale, and there is a small pond and gated side access. To the side of the property there is a pathway leading to the front garden and to the far side there is a private, gravelled courtyard with a wooden shed, a dog wash point (with hot and cold shower) and there is gated access to the driveway. To the front of the property there is a large lawned garden with a picket fence surrounding, and there is a gravelled area to the front of the property along with a pathway leading to driveway parking for at least 5 vehicles.

Situation

Aston Le Walls is located on the North Oxfordshire/South Northamptonshire borders. The village is home to St Mary's Catholic Primary School, St Leonard's Church and village hall. There are further amenities in the nearby village of Chipping Warden and the larger village of Byfield. The nearby villages of The Boddington's have public houses. The Hellidon Lakes Golf Course is a few miles away and the market town of Banbury is around 8 miles away with rail links into London and also junction 11 of the M40 and boasts a wide variety of retail outlets.

Directions

From junction 11 of the M40 motorway take the A361 Daventry Road. Travel through the village of Waddington and continue until Chipping Warden is reached. Continue out of the village and after around 1/4 mile turn left towards Aston-Le-Walls. On entering the village take the third left hand turn into Butlers Close and then immediately right into Sutton Close. Number 9 will be found at the end of the cul-de-sac on the left hand side.

Services

Services All mains services connected with the exception of mains gas. The heating is oiled-fired with the boiler located in the kitchen.

Local Authority

South Northants District Council. Tax band C.

Viewings

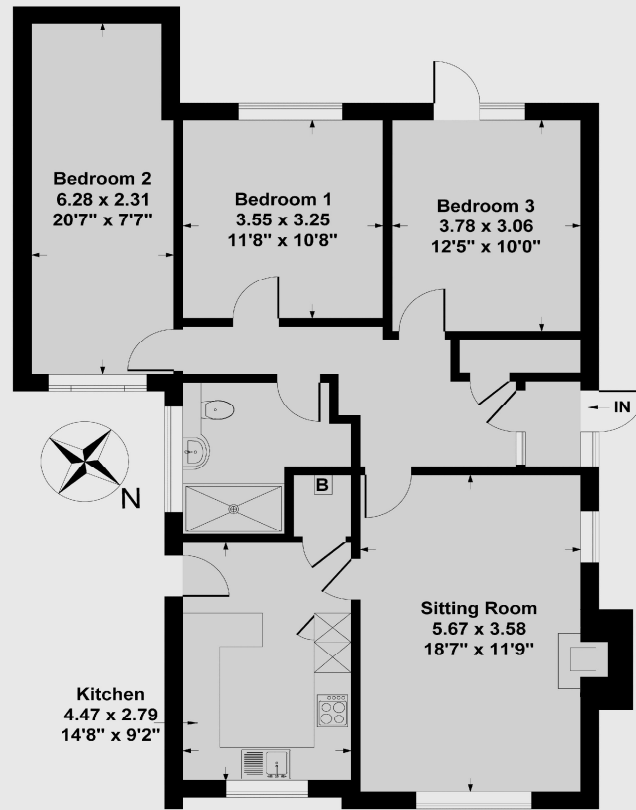
Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property

Offers in excess of: **£400,000**





Ground Floor

Ground Floor Approx Area = 92.63 sq m / 997 sq ft

Measurements are approximate, not to scale,
illustration is for identification purposes only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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