

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**20 Norris Road, Upper Arcott, Oxfordshire. OX25 1NZ**

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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

**20 Norris Road, Upper Arcott, Oxfordshire. OX25 1NZ**



**A Four Bedroom House on a Large Plot with Living Room, Cloakroom, Family Room, Kitchen Breakfast Room, Shower Room, Garage with Insulated Room to Rear and Off-Road Parking for Three Cars**

**FREEHOLD**

**£ 500,000**

- ❖ Entrance Hall
- ❖ Cloakroom
- ❖ Ground Floor Bedroom Four
- ❖ Living Room and Family Room
- ❖ Kitchen Breakfast Room
- ❖ Landing
- ❖ Three First Floor Bedrooms and Shower Room
- ❖ Front and Rear Gardens
- ❖ Garage and Insulated Room to Rear
- ❖ Off-Road Parking for Three Cars

VIEWING  
APPOINTMENT:

DAY:

TIME:

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### Ground Floor:

Outside courtesy light, part-ledged light glazed PVC front door to:

#### **ENTRANCE HALL:**

Coving, radiator, understairs recess, staircase, dimmer switch.

#### **BEDROOM FOUR: 15'0 x 8'2**

Front aspect PVC window, fitted wardrobe, radiator, BT master socket.

#### **LIVING ROOM: 14'10 x 11'1**

Front aspect PVC window, coving, fireplace with gas living flame coal effect fire, radiator, open plan through arches to family room and kitchen breakfast.

#### **FAMILY ROOM: 21'5 x 10'9**

Side aspect PVC window, rear aspect PVC French doors, rear aspect PVC window, side aspect PVC window, coving, two radiators, TV point, open plan to breakfast area.

#### **KITCHEN BREAKFAST AREA: 19'0 overall**

#### **Breakfast Area:**

Coving, Karndean flooring, 600mm tall unit, 600mm slot-in space for upright fridge freezer.

#### **Kitchen Area: 11'10 x 11'8 narrowing to 8'5**

Rear aspect PVC window, side aspect glazed PVC door, plain plaster ceiling, downlighting, Karndean flooring, "Apollo" granite composite worksurface and tiled surrounds, 600mm cutlery and pan drawers, 900mm x 900mm corner base unit with pair of 300mm doors, space for dishwasher, 1½ bowl composite sink, undersink 600mm base unit, space for washing machine, space for tumble dryer, further range of units. Breakfast bar with 600mm cutlery and pan drawers, 1000mm shallow base unit, 4-ring electric hob, stainless steel extractor hood, 150mm slide out condiment rack, 600mm wide unit with fan oven/grill and microwave.

### First Floor:

#### **LANDING: 17'10 x 5'11**

Three front aspect PVC windows, coving, access to loft space (*drop down ladder, hard wired light*), wide airing cupboard enclosing "Potterton Profile" boiler and cylinder.

#### **SHOWER ROOM: 8'7 x 5'5**

Side aspect PVC window, plain plaster ceiling, downlighting, extractor vent, Karndean flooring, chrome heated towel rail, fully tiled walls. 1550mm x 790mm shower enclosure with "Aqualisa" thermostatic shower with external start/stop button, inset wash hand basin, shaver socket in cabinet, dual flush concealed cistern WC.

#### **BEDROOM ONE: 14;10 including wardrobe x 9'10 narrowing to 8'11**

Rear aspect PVC window, coving, radiator, wall-to-wall wardrobe, built-in wardrobe.

#### **BEDROOM TWO: 11'7 x 8'7**

Rear aspect PVC window, coving, radiator, built-in wardrobe.

#### **BEDROOM THREE: 8'7 x 8'7**

Rear aspect PVC window, coving, radiator, fitted wardrobe.

### Outside:

#### **FRONT GARDEN: refer to photograph**

Double gate to driveway.

#### **REAR GARDEN: refer to photographs**

155ft deep, 7ft wide pair of garden gates, outside tap.

#### **GARAGE: 19'2 x 10'3**

#### **INSULATED ROOM: 11'0 x 9'2**

### Key Facts for Buyers:

EPC: Awaited

Council Tax: Band E

Approx. £3,011 per annum.

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Front



Entrance Hall



Cloakroom



Ground Floor Bedroom Four



Living Room



Living Room



Living Room

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Family Room



Family Room



Family Room



Kitchen Breakfast Room



Kitchen Breakfast Room



Kitchen Breakfast Room



Kitchen Breakfast Room



Landing

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Shower Room



Shower Room



Bedroom One



Bedroom One



Bedroom One



Bedroom Two



Bedroom Three



Rear Garden

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Rear Garden



Rear Garden



Rear Garden



Rear Garden

SPACE FOR EPC

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