



33 Chaffinch Way, Bodicote, Banbury, Oxon OX15 4GP
£350,000 Freehold

**Stanbra
Powell** | Estate Agents
Valuers
Property Lettings



An immaculately presented three bedroom end of terrace home, situated on the highly sought after Longford Park development to the south of Banbury and enjoying a larger than average west facing rear garden backing onto open school playing fields. Beautifully maintained throughout, the property offers spacious and well planned accommodation including a generous living/dining room, modern kitchen/breakfast room, downstairs cloakroom, three well-proportioned bedrooms with an en-suite to the principal bedroom, a contemporary family bathroom, detached garage and driveway parking.

Entrance hallway | Downstairs cloakroom | Kitchen/breakfast room | Living/dining room | Three bedrooms | En-suite shower room to principal bedroom | Family bathroom | Detached single garage | Driveway parking | Larger-than-average west facing rear garden

Ground Floor

Entrance Hall

Accessed via a composite front door beneath a covered entrance porch, the welcoming hallway features laminate wood flooring, a wall mounted radiator, useful understairs storage and doors leading to all ground floor accommodation.

Downstairs Cloakroom

Fitted with a modern two piece white suite comprising a low level WC and wash hand basin with tiled splashbacks. Additional features include a heated radiator, recessed spotlights and extractor fan.

Kitchen/Breakfast Room

Located at the front of the property, the kitchen is fitted with a modern range of base and eye level units with laminate work surfaces and tiled splashback areas. Integrated appliances include an electric oven, four-ring electric hob, dishwasher drawer, fridge/freezer and washing machine. There is also a built-in sink unit, cupboard housing the boiler, space for a breakfast table, a UPVC double-glazed window to the front aspect, wall-mounted radiator and recessed spotlights.

Living/Dining Room

A bright and spacious reception room offering ample space for both lounge and dining furniture. Finished with laminate wood flooring, a wall-mounted radiator and UPVC double-glazed windows, with double doors opening directly onto the rear patio and garden, creating an excellent space for entertaining.

First Floor

Landing

Provides access to all first-floor accommodation and benefits from a loft hatch.

Bedroom One

A generous double bedroom with a UPVC double-glazed window to the front aspect, wall-mounted radiator and built-in wardrobes with sliding doors.

En-Suite Shower Room

Comprising a modern three-piece white suite including a low-level WC, wash hand basin and shower cubicle with electric shower. Finished with fully tiled walls, heated towel rail, recessed spotlights and a UPVC obscured double-glazed window to the front.

Bedroom Two

A well-proportioned double bedroom overlooking the rear garden and adjoining school playing fields, complete with a wall mounted radiator and UPVC double glazed window.

Bedroom Three

A generous single bedroom enjoying the same pleasant rear outlook across the garden and playing fields, with a UPVC double-glazed window and wall-mounted radiator.

Family Bathroom

Fitted with a modern three-piece white suite comprising a panelled bath with shower over, low-level WC and wash hand basin. Finished with fully tiled walls and a heated towel rail.

Outside

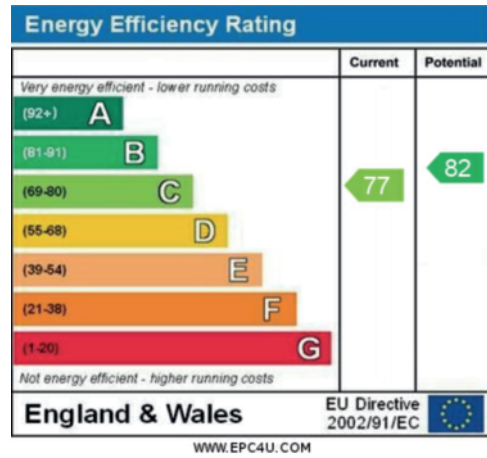
One of the property's standout features is its larger than average west facing rear garden, enjoying a pleasant open aspect backing directly onto school playing fields. A generous paved patio extends from the rear of the house, ideal for outdoor dining and entertaining, while a pathway leads around the garden to a further shingled seating area. The remainder is predominantly laid to lawn with attractive flower and shrub borders, creating a private and well-maintained outdoor space. A timber shed provides useful garden storage, and gated side access leads directly to the detached brick-built garage.

The **garage** benefits from an up-and-over door, power and lighting, together with useful roof storage. A **private driveway** to the front provides off-road parking, with additional communal parking available nearby.

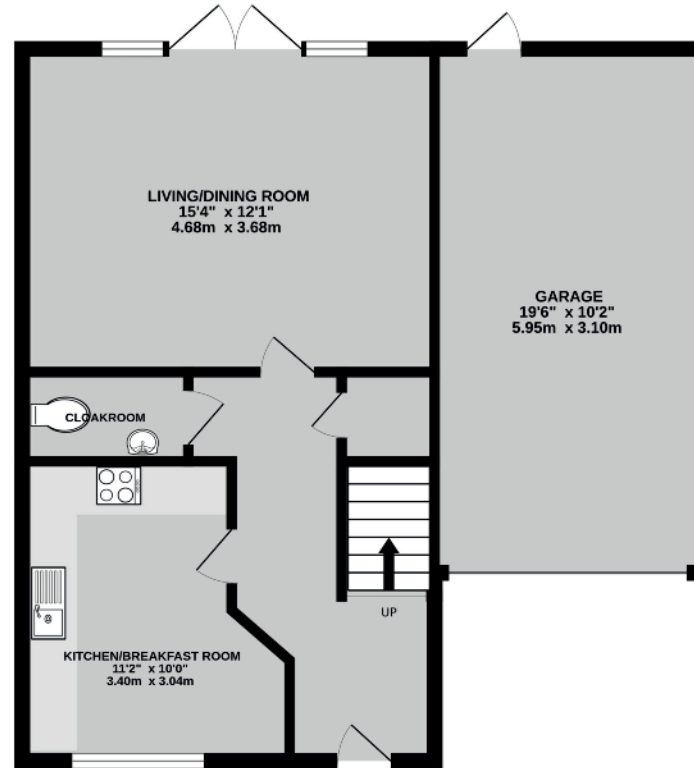
Services: All Council Tax Banding: D
Authority: Cherwell District Council



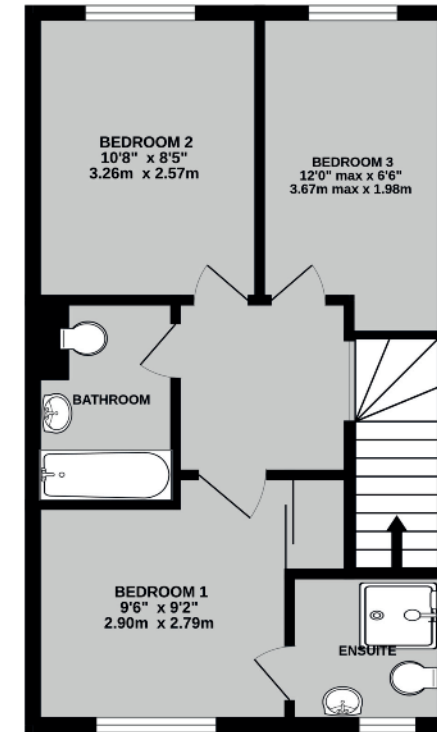




GROUND FLOOR
603 sq.ft. (56.0 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 1007 sq.ft. (93.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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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.

Viewing: Through appointment with Stanbra Powell



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