

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**6 Newcastle Drive, Bicester, Oxfordshire. OX26 1EP**

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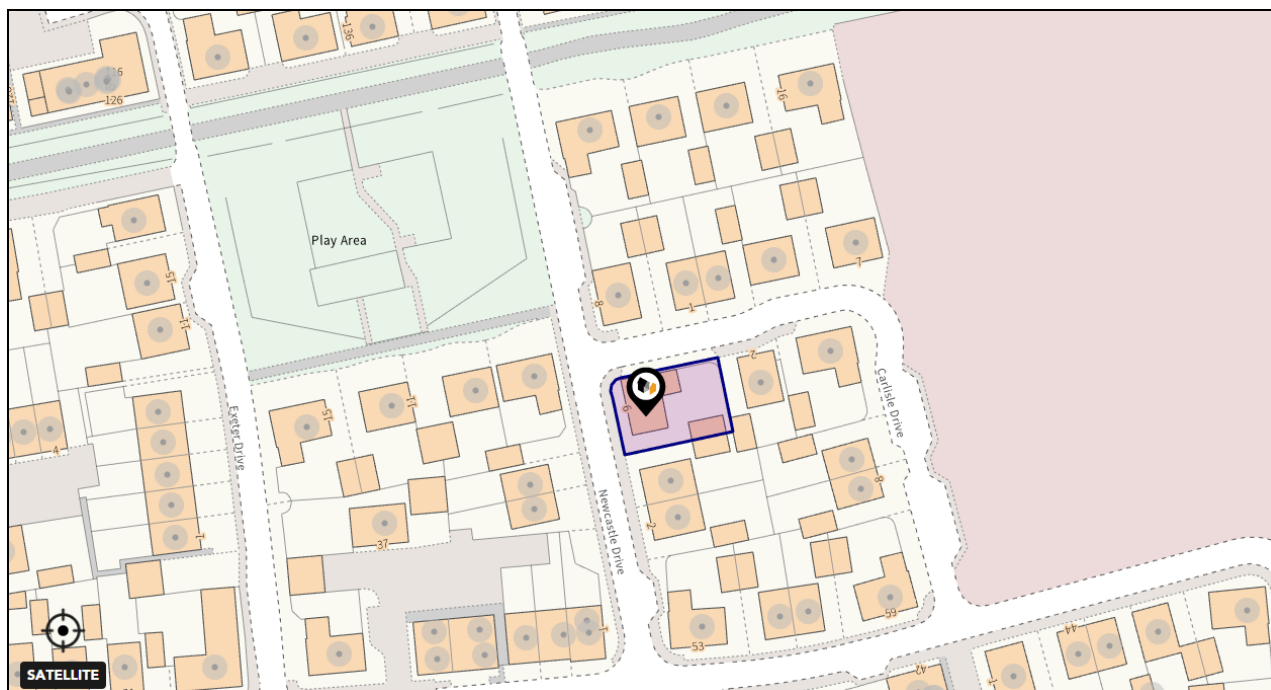
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62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922

### 6 Newcastle Drive, Bicester, Oxfordshire. OX26 1EP



**A Four Bedroom Detached House on a Corner Plot with Cloakroom, Dining Room/Office, Kitchen Diner, Utility Room, Living Room, Bathroom and En-Suite, Front and Rear Gardens, Garage and Driveway Parking for Two Cars in Tandem**

**FREEHOLD**

**Offers in Excess of £ 600,000**

- ❖ Entrance Hall
- ❖ Cloakroom
- ❖ Dining Room/Study
- ❖ Kitchen Diner and Separate Utility Room
- ❖ Living Room
- ❖ Landing
- ❖ Four Bedrooms
- ❖ Bathroom and En-Suite
- ❖ Front and Rear Gardens
- ❖ Garage and Driveway Parking for Two Cars in Tandem

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### Key Facts for Buyers:

**EPC:** Rating of B (85).  
**Council Tax:** Band F  
Approx. £3,559 per annum.

### Ground Floor:

#### **PITCHED OPEN PORCH:**

Outside courtesy light, part-glazed security front door to:

#### **ENTRANCE HALL:**

Plain plaster ceiling, "Amtico" luxury vinyl flooring, radiator, central heating thermostat downstairs zone, understairs cupboard enclosing broadband hub.

#### **CLOAKROOM: 5'3 x 4'2.**

Plain plaster ceiling, extractor fan, "Amtico" luxury vinyl flooring, radiator, dual flush close coupled WC, pedestal wash hand basin.

#### **DINING ROOM/OFFICE: 9'0 x 8'5.**

Front and side aspect PVC windows, plain plaster ceiling, "Amtico" luxury vinyl flooring, radiator.

#### **KITCHEN DINER: 18'2 x 11'3 widening to 12'0.**

Two side aspect PVC windows, side aspect French door to the garden, plain plaster ceiling, "Amtico" luxury vinyl flooring, two radiators, extractor vent, wall mounted "Ideal Logic System S15" boiler, space for table and 8 chairs. Range of tall base and eye level units, granite worksurfaces and upstands, 600mm base unit with drawer, 600mm under sink base unit, undermounted 1½ bowl stainless steel sink, integrated dishwasher, 450mm base unit, 1000mm corner base unit with 500mm door, 500mm base unit, double cavity fan oven/oven grill, 5-ring stainless steel gas hob, stainless steel splashback, 500mm base unit, 600mm wide unit with 980mm fridge and 630mm 2-drawer freezer.

#### **UTILITY ROOM: 6'4 x 6'0.**

Rear aspect half glazed security door, plain plaster ceiling, extractor fan, "Amtico" luxury vinyl flooring, radiator. Range of base and eye level units, granite worksurface and upstands, space for washing machine, two 600mm base units, stainless steel sink.

#### **LIVING ROOM: 19'8 x 12'7.**

Front aspect PVC window, rear aspect French doors to deck, plain plaster ceiling, "Amtico" luxury vinyl flooring, two radiators.

### First Floor:

#### **LANDING:**

Access to loft space, radiator, airing cupboard, linen cupboard.

#### **BATHROOM: 9'1 x 7'6.**

Extractor fan, plain plaster ceiling, chrome heated towel rail, panel enclosed bath with mixer tap, thermostatic shower over, sliding head support, screen, pedestal wash hand basin, dual flush close coupled WC, "Karndean" luxury vinyl flooring.

#### **BEDROOM ONE: 15'11 x 11'3.**

Rear and side aspect PVC windows, plain plaster ceiling, radiator, central heating thermostat for the upstairs zone.

#### **EN-SUITE: 7'7 x 6'8 narrowing to 4'0.**

Rear aspect PVC window, plain plaster ceiling, extractor fan, chrome heated towel rail, "Karndean" luxury vinyl flooring, 1180mm x 780mm shower enclosure with thermostatic shower, sliding head support, dual flush close coupled WC, pedestal wash hand basin.

#### **BEDROOM TWO: 11'4 x 11'4.**

Front aspect PVC window, plain plaster ceiling, radiator.

#### **BEDROOM THREE: 15'4 x 9'2 narrowing to 8'9.**

Rear aspect PVC window, plain plaster ceiling, radiator.

#### **BEDROOM FOUR: 11'5 x 8'2.**

Front and side aspect PVC windows, plain plaster ceiling, radiator.

### Outside:

**FRONT GARDEN:** refer to photograph

**REAR GARDEN:** refer to photographs

Side gate, deck patio.

#### **GARAGE: 19'9 x 10'7.**

Up and over door, light and power, side door top garden, driveway parking for two cars in tandem.

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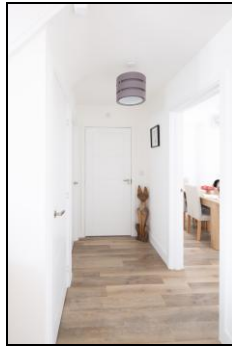
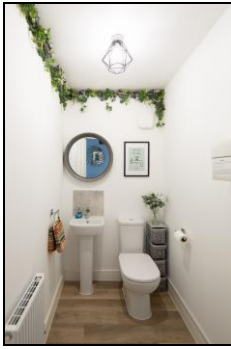
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Front



Entrance Hall



Cloakroom and Entrance Hall



Cloakroom



Dining Room/Office



Kitchen Diner



Kitchen Diner



Kitchen Diner



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Kitchen Diner



Kitchen Diner



Utility Room



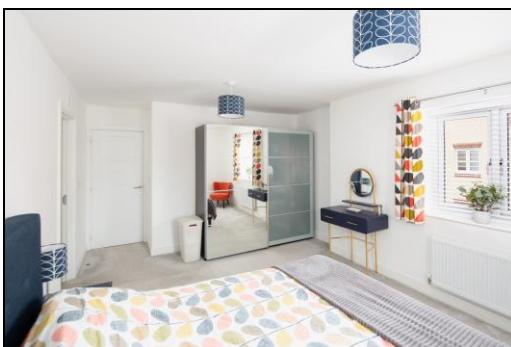
Living Room



Living Room



Living Room



Bedroom One



Bedroom One

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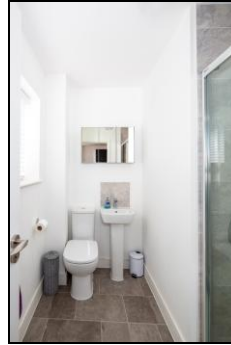
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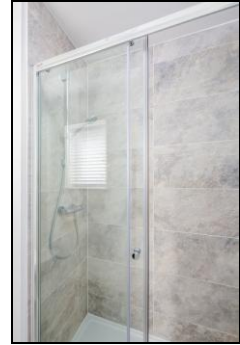
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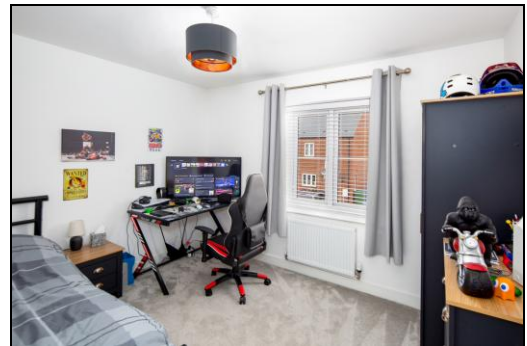
Bedroom One



En-Suite to Bedroom One



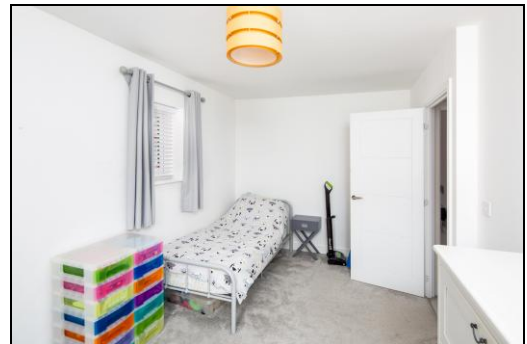
Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Three



Bedroom Four



Bathroom





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Rear Garden



Patio



Patio



Rear Garden and Garage

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC

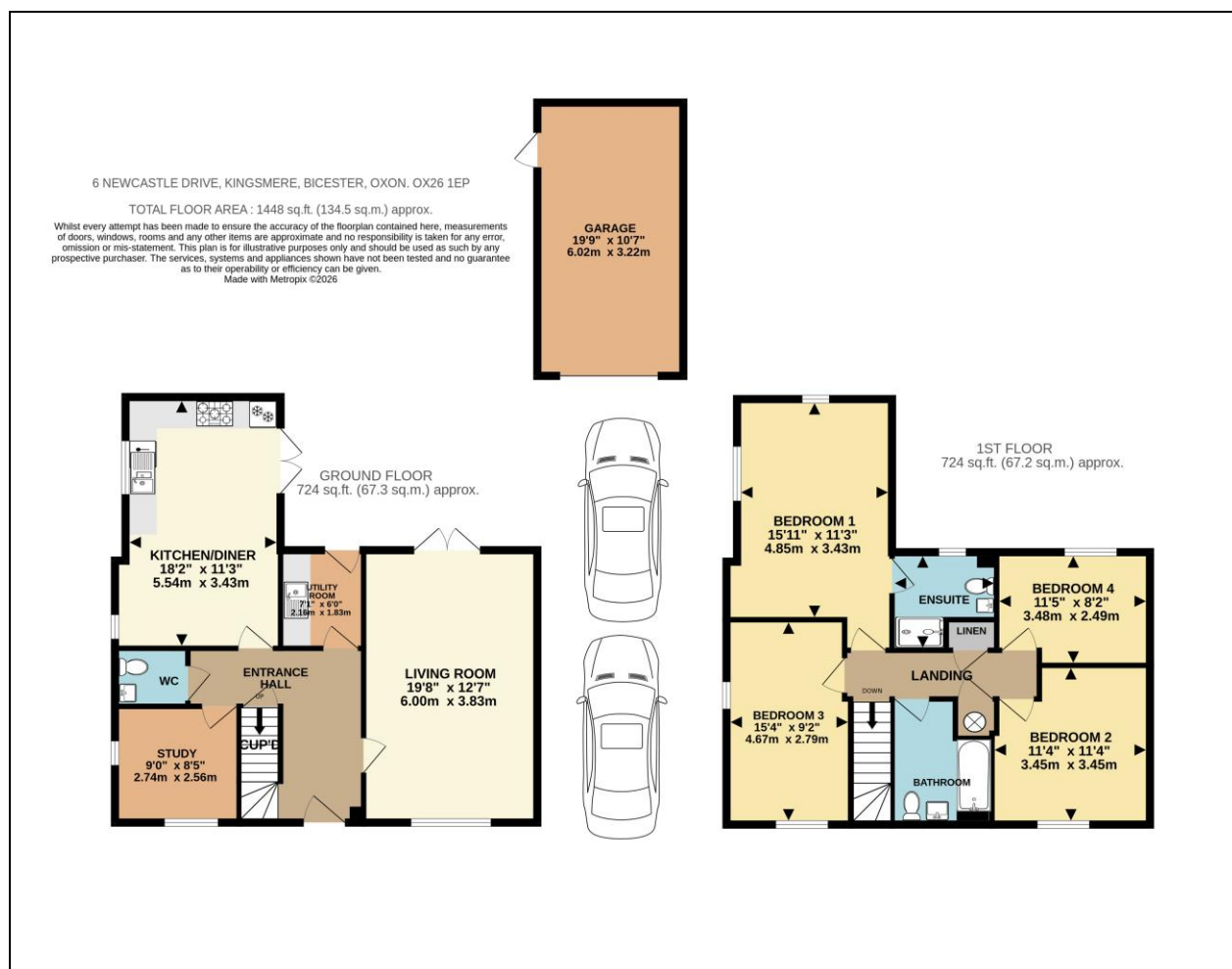
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