



12 Arundel Close, Kings Sutton, Banbury, Oxon OX17 3QZ  
£340,000 Freehold

**Stanbra  
Powell** Estate Agents  
Valuers  
Property Lettings





*An extremely well presented semi-detached bungalow in the heart of this sought after well served South Northants village.*

**Porch | Living Room | Kitchen | Two bedrooms | Shower Room | Large Conservatory | Lobby | Larger than average Garage | Mature and established rear garden | Ample off road parking | Gas radiator heating | Double glazing**

Enjoying a favoured cul de sac location within walking distance of many amenities, a two bedroom bungalow offered in excellent decorative order throughout benefiting from a large conservatory and complemented by an established rear garden.

#### Accommodation

Front door leads to **Entrance Porch**. Door through to:

**Living Room:** Feature fireplace with inset living flame electric fire. Double glazed window to front aspect. Door to

**Kitchen:** Comprehensive range of contemporary wall and base units with complementary work surface. Sink unit and drainer, integrated dishwasher and integrated fridge/freezer. Space and plumbing for washing machine. Built-in electric hob with extractor over. Integrated electric cooker and microwave. Airing cupboard. Door to side lobby.

From living room door to inner lobby.

**Shower Room:** Modern white suite comprising of double width shower cubicle, vanity unit with inset sink unit and low level WC. Tiled flooring. Towel rail. All walls are fully tiled.

**Bedroom one:** Double bedroom.

**Bedroom two:** Range of fitted wardrobes. Sliding door leading to conservatory.

From bedroom two sliding door giving access to conservatory.

**Conservatory:** UPVC construction, windows overlooking garden.

#### Outside

Side lobby leading to rear garden and garage.

**Garage:** Larger than average, brick built construction, light and power connected, metal up and over door to front.

**Rear Garden:** Mature and established, laid to lawn, fully stocked with flowers, shrubs and bushes. Decking area. Hardstanding for shed. Fencing to boundaries giving a good degree of privacy.

**Front:** Blocked paved driveway providing access for several vehicles.

#### Agents note

The gas boiler is housed in the loft.

Kings Sutton is a well served village, approximately 4 miles south east of Banbury. The village amenities include a primary school, co-op, post office, two churches, two pubs, playing fields and a regular bus route. There is also a railway station, providing services to Oxford and London.

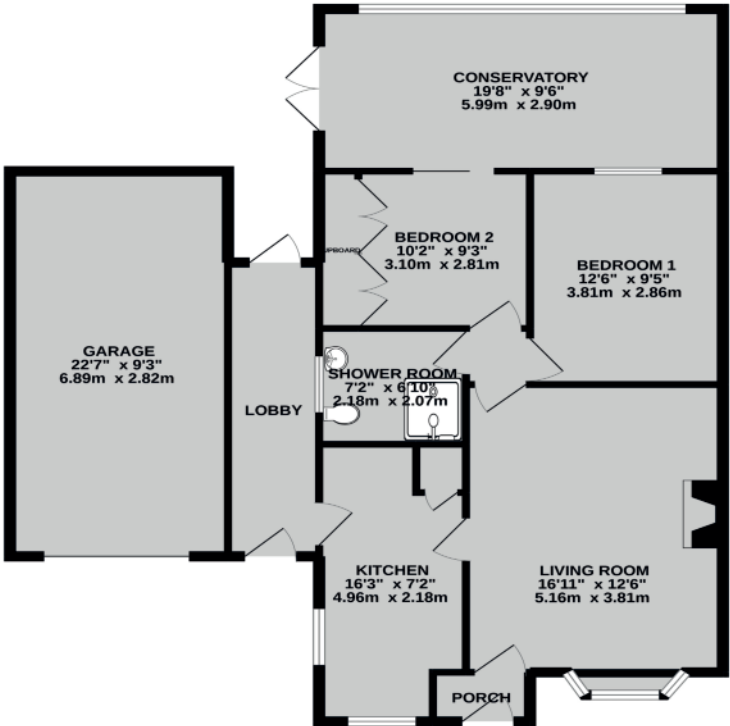
Services: All Council Tax Banding: C  
Authority: South Northants

**Directions:** From Banbury Cross proceed south on the Oxford Road for approximately two and a half miles and upon reaching Twyford take the left turn on the Kings Sutton road. Upon entering the village of Kings Sutton take the first left turn into Sandringham Road; second left into Hampton Drive; first right onto Balmoral Way turn right onto Blenheim Rise and right into Arundel Close.





GROUND FLOOR  
1108 sq.ft. (103.0 sq.m.) approx.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 67 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

TOTAL FLOOR AREA : 1108 sq.ft. (103.0 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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