



10 Davies Road, Banbury, Oxon OX16 1HY
£415,000

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Property Lettings





Well proportioned recently built detached home located on this popular development on the northern edge of Banbury.

Recessed porch | Entrance hall | Cloakroom | Living room | Open plan kitchen/family/dining room | Ground floor study | First floor master bedroom with en-suite | Three further bedrooms | Bathroom | Garden to front and rear | Garage | Driveway

A well presented four bedroom detached house providing well proportioned accommodation throughout, offered with no onward chain.

Ground Floor

Recessed porch.
Front door.

Entrance hall: Stairs rising off to first floor. Store cupboard under the stairs plus further useful storage cupboard. Tiled flooring. Thermostat for heating. Door to cloakroom.

Study room.

Cloakroom: White suite comprising of wall hung handbasin and low level WC. Extractor. Tiling to splashback areas. Tiled flooring.
From the hallway door through to living room.

Living room: Double glazed window to front aspect.

Kitchen/family/dining room: Kitchen area comprising of contemporary white suite. Bowl and a half inset sink unit and drainer. Comprehensive range of contemporary white fronted wall and base units. Tiling to splashback areas. Recessed spotlights. Integrated 4 ring electric hob with stainless steel canopy extractor over. Integrated electric double oven and grill. Free space and plumbing for dishwasher. Feature island unit. Tiled flooring throughout. Utility cupboard with work surface, free space and plumbing for washing machine. Further space for tumble dryer. Dining area has semi-vaulted ceiling with Velux windows. Further window overlooking garden. Double glazed patio doors giving access to garden.

First Floor

Landing: Access to loft.

Master bedroom to front aspect. Double fitted wardrobes. **En-suite** shower with double width walk-in shower cubicle which is fully tiled. Wall hung handbasin. Low level WC. Tiling to splashback areas. Extractor. Window to side. Tiled flooring.

Bedroom two is a double bedroom to front aspect.

Bedroom three is a double bedroom to rear aspect.

Bedroom four is a single bedroom to rear aspect.

Family bathroom: Panelled bath with mixer tap shower. Wall hung handbasin. Low level WC. Fully tiled separate shower cubicle. Heated towel rail. Tiled flooring. Window to side aspect. Recessed spotlights. Extractor.

Outside

South facing rear garden: Enclosed garden, predominately laid to lawn. Patio area. Shrubs and bushes. The garden measures approximately 30 ft in length. Side gate giving access to driveway.

Tarmac driveway providing off road parking for two/three vehicles.

Brick detached garage with pitched roof for further storage. Up and over door.

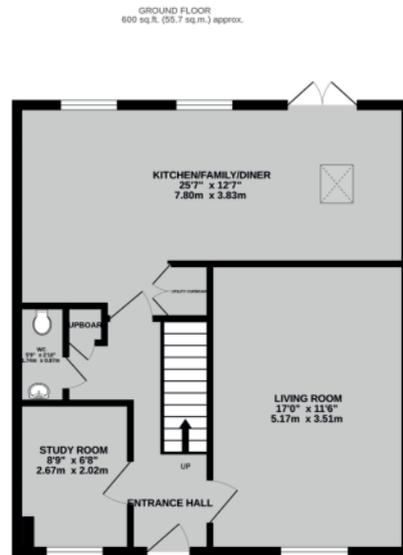
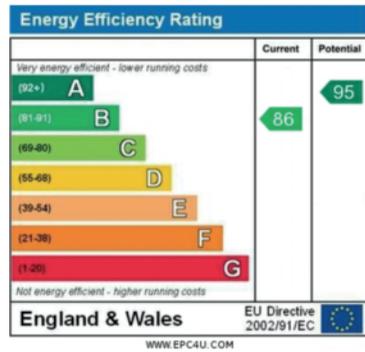
Front: Open plan, laid to lawn with shrubs and bushes. Pathway to front door.

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

Directions: From Banbury Cross proceed north to the traffic lights, taking the left turn into the B4100 Warwick Road. Continue along this road and at the Barley Mow Public House, take the left turn onto the Stratford Road, first left onto Bretch Hill take the second right turn onto George Parish Road, Tony Humphries Road is on the left hand side. Tony Humphris Road leads into Bailey Road and Davies Road is on the left handside.







TOTAL FLOOR AREA : 1335 sq.ft. (124.0 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.

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