



10 Stirling Close, Kings Sutton, Oxon OX17 3FU  
Guide Price £450,000

**Stanbra  
Powell** | Estate Agents  
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Property Lettings





## Three bedroom detached village home.

Entrance hallway | Kitchen | Dining room | Utility room | Living room | Cloakroom | Three well-proportioned bedrooms, en-suite master | Family bathroom | Good sized landscaped rear garden | Parking

Located in the much sought after village of King Sutton is this modern three bedroom detached family home, built by Barwood homes in 2016. This three bedroom property offers spacious accommodation with a large dual aspect living dining room, as well as utility room, cloakroom, three well proportioned bedrooms with en-suite to the master bedroom and further family bathroom. Outside the property is a landscaped rear garden which is a good size and allocated parking for two vehicles.

### Ground Floor

**Covered porch.** Entrance via a composite door to entrance hallway.

**Entrance hallway:** Laminate wood flooring. Stairs rising to first floor. Radiator.

**Cloakroom:** Refitted two piece white suite comprising low level WC with built-in storage cupboard. Wash hand basin with storage cupboard underneath. Tiling to splashback areas. Extractor fan. Laminate wood flooring.

**Kitchen/dining room:** Dual aspect room with plenty of space for a dining table and chairs. UPVC double glazed window overlooks the front aspect. Radiator. A range of modern base and eye level units with laminate worktop. Tile splashback. Built-in stainless steel sink unit, built-in oven, four ring electric hob with extractor hood above, dishwasher, space for American style fridge/freezer. UPVC double glazed door overlooks the rear garden. UPVC double glazed door leads onto rear patio. Vinyl flooring.

**Utility room:** Built-in sink units. Storage cupboards. Laminate worktop. Space and plumbing for washing machine and dryer. Laminate wood flooring. Wall mounted Logic Combination boiler. Radiator. Electric fuse box. Vinyl flooring.

**Living room:** Spacious living area. Dual aspect with window overlooking the front aspect, and double windows and doors opening up on the rear decking area. Two radiators.

### First Floor

**Landing:** UPVC double glazed window overlooks the rear garden. Radiator. Access to loft. Airing cupboard.

**Bedroom one:** Large double bedroom with UPVC double glazed window overlooking the rear garden. Radiator. Built-in wardrobes. Door to en-suite.

**Spacious en-suite:** Recently fitted white suite comprising low level WC, wash hand basin with built-in storage drawers underneath. Large double shower cubicle with rainfall shower head over and separate shower attachment. Radiator. UPVC double glazed window to the front aspect. Tiled flooring. Tiling to splashback areas. Sunken spotlights.

**Family bathroom:** Refitted white suite, comprising low level WC, washhand basin with built-in storage cupboard underneath. Panel bath with large rainfall shower head over and separate shower attachment. Tiling to splashback areas. Tiled wood affect flooring. Heated towel rail. Velux window.

**Bedroom three:** Smaller double bedroom with UPVC double glazed window to the front aspect. Radiator.

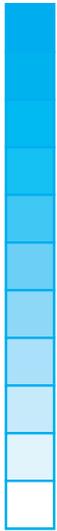
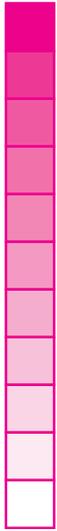
**Bedroom two:** Double bedroom with UPVC double glazed window overlooking the rear garden. Radiator.

### Outside

**Front:** Mostly laid to lawn with a pathway through the middle leading to the front door. Shingled border and seating area, with a pathway to side access.

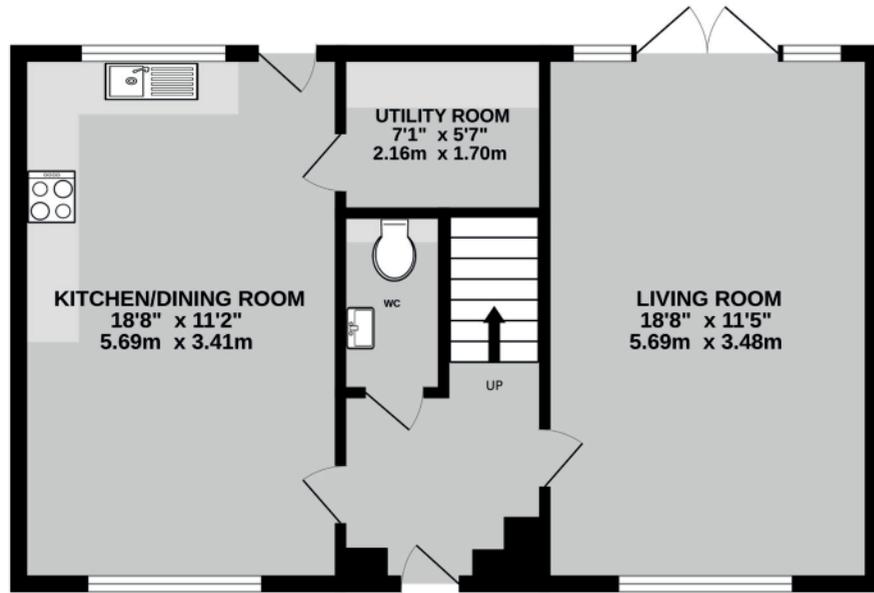
**Rear garden:** Re-laid patio area. The rest of the garden is mostly laid to lawn enclosed by timber panel fencing. Large decked seating area. Gated side access. Flower border and a shingled area to the rear, enclosed by a railway sleepers and currently housing shed and trampoline. Outside lighting. Outside tap.

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

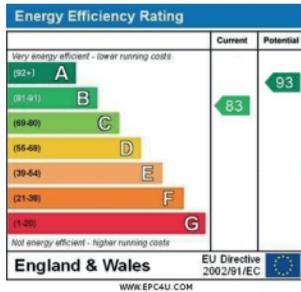
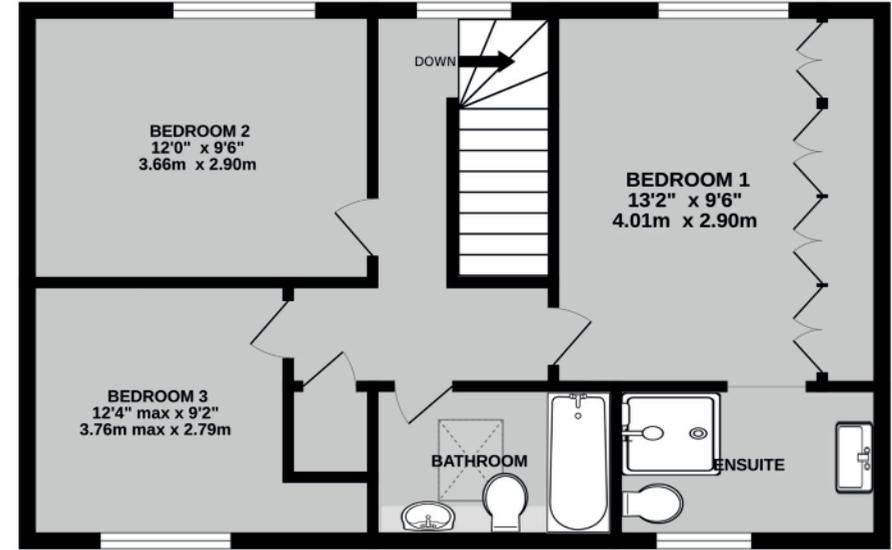




**GROUND FLOOR**  
 546 sq.ft. (50.7 sq.m.) approx.



**1ST FLOOR**  
 552 sq.ft. (51.3 sq.m.) approx.



**TOTAL FLOOR AREA : 1098 sq.ft. (102.0 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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