



**Connells**

Hopcraft Close  
Upper Arcott Bicester



### Property Description

Tucked away in a quiet cul-de-sac in a peaceful village setting, this beautifully presented three-bedroom semi-detached family home offers both space and charm in equal measure.

From the moment you arrive, the generous driveway parking to the front sets the tone for the practicality and comfort found throughout.

Inside, the home opens up into the kitchen that is stylish, well-appointed and thoughtfully laid out, offering everything you need for day-to-day cooking. Just off the entrance hall is a versatile additional room, perfect as a second sitting room, playroom, study or even a guest snug.

The bright and inviting living and dining area-spacious enough for entertaining, yet cosy enough for everyday family life, offers access to the substantial rear garden.

Upstairs, you'll find three well-proportioned bedrooms, each with plenty of natural light, along with a modern family bathroom that serves the household comfortably.

The rear garden is a true highlight-larger than average and thoughtfully divided into areas for relaxing and play. There's a generous lawn for children or pets to roam, separate decking zones ideal for outdoor dining or lounging, and a useful workshop or shed tucked away for storage or hobbies.

Altogether, this is a wonderfully balanced home-practical, spacious and full of potential-in a quiet village location where community and countryside meet.



## Entrance Hall

Laminate Flooring, understairs storage

## Kitchen

Laminate Flooring, Quartz Work top with Partially Tiled Walls. Integral Oven, Gas Hob, Extractor, Dishwasher, Fridge Freezer, Space for Washing machine. Wall and Base Units. Window to Front of Property

## Living Room

Carpet, Bay Window to Garden, Ceiling Spotlights, Door to Garden

## Additional Reception/ Multiuse

Laminate Flooring, Window to Front of Property

## Landing

Carpet on Stairs and Landing, Built in Bookcase and Storage on stairs. Access to Bedrooms and Bathroom. Loft access point

## Bedroom One

Double Bedroom, Built in Floor-to-Ceiling Storage, Spot and Down Lights, Window to rear of property

## Bedroom Two

Double Bedroom, Carpet, Window to rear of property

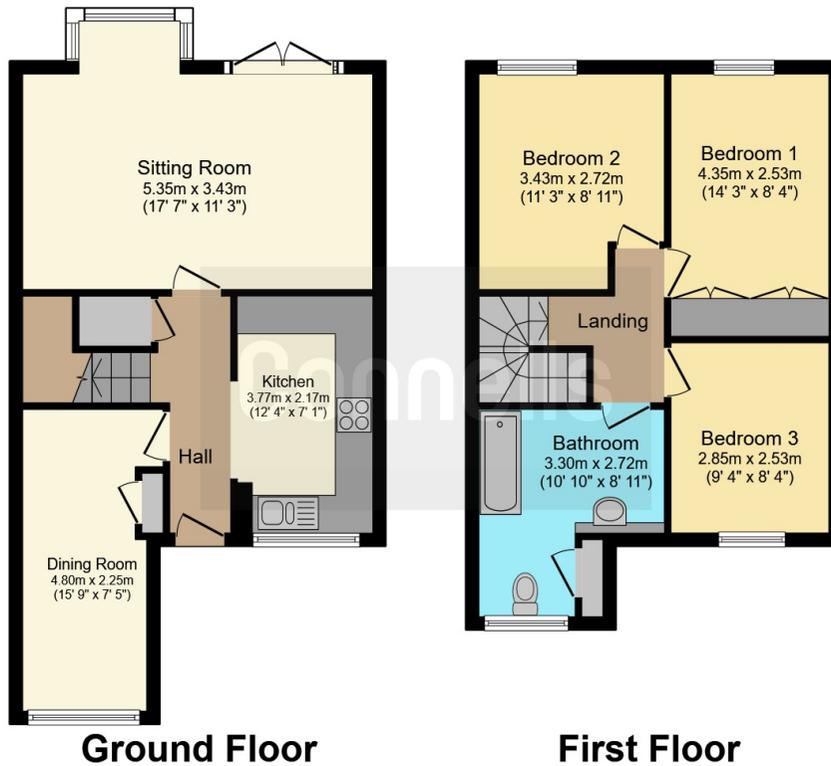
## Bedroom Three

Double Bedroom, Carpet, Window to front of property

## Bathroom

Vinyl floor, Partially Tiled Walls, Bath with Overhead Shower, Glass Screen, WC, Basin, Two Towel Rails, Spotlights, Window to the front of the property





Total floor area 91.3 m<sup>2</sup> (983 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

**T 01869 244761**  
**E bicester@connells.co.uk**

5 Market Square  
 BICESTER OX26 6AA

EPC Rating: C Council Tax  
 Band: C

**view this property online [connells.co.uk/Property/BIC309364](http://connells.co.uk/Property/BIC309364)**



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BIC309364 - 0007