



57 Riley Drive

Banbury, Oxfordshire, OX16 1DS



ROUND & JACKSON  
ESTATE AGENTS





**A greatly extended and recently modernised five bedroom detached chalet style property with a large driveway and large gardens to the rear and side, located within this popular residential neighbourhood and close to amenities.**

### The property

Beautifully presented and significantly improved, this spacious detached home offers versatile family accommodation in a sought-after residential location close to excellent local amenities. The property has been tastefully updated by the current owners, with new double glazing, a stylish modern kitchen, new boiler, quality flooring throughout, and landscaped gardens creating a superb turnkey home ready to move into. The ground floor features a generous entrance hallway, a bright and comfortable sitting room, an impressive open-plan kitchen/dining room perfect for family life and entertaining, a practical utility room, a contemporary family bathroom, and three well-proportioned bedrooms. Upstairs, there are two further bedrooms and a cloakroom, providing excellent flexibility for families or those working from home. Outside, the property enjoys a large driveway offering ample off-road parking, while the beautifully landscaped rear and side gardens provide plenty of space for relaxation, play, and outdoor dining. This is a wonderful opportunity to purchase a thoughtfully improved and immaculately presented home in a desirable part of Banbury.

### Hallway

A spacious and welcoming hallway with stairs to the first floor, two storage cupboards and doors to all first floor accommodation.

### Sitting Room

A large and beautifully decorated sitting room with double doors to the garden and a central fireplace with a wood burning stove.

### Kitchen/Dining Room

The kitchen has been beautifully re-fitted with a range of contemporary eye-level and base units, complemented by stylish work surfaces and an inset ceramic sink with drainer. There is space for a cooker and dishwasher, along with a built-in wine fridge and a convenient doorway leading through to the utility room. The adjoining dining area provides ample space for a family table and chairs, with a large window to the front filling the room with natural light.

### Utility Room

Fitted work surfaces and space for a washing machine and fridge-freezer. Door to rear garden.

### Bathroom

A large family bathroom with a panelled bath with a shower over, a wash hand basin with vanity unit and a low level W.C. Heated towel rail, attractive tiling, cupboard with space for a tumble dryer and window to the rear.

### Ground Floor Bedrooms

There are three bedrooms on the ground floor. The main bedroom is a double and has a range of fitted wardrobes. Bedroom two is also a double and bedroom three is a single.

### First Floor Accommodation

On the first floor there is a central landing, a large double bedroom with fitted wardrobes and eaves storage, a smaller double bedroom with a cupboard housing the boiler and a cloakroom with a wash hand basin and W.C.

### Outside

Occupying a generous plot, the property enjoys beautifully maintained gardens to both the front side and rear. To the front, a block-paved driveway provides ample off-road parking for several vehicles and gives access to the garage. The rear garden has been thoughtfully landscaped to create a delightful outdoor space, featuring a paved patio adjoining the house, ideal for relaxing or entertaining, together with well-stocked flower and shrub borders, a pond, and a summer house. To one side, there is a useful area for sheds, storage, or potting, while the other side has been laid with bark chippings and is currently arranged as a children's play area, though it could easily be adapted to form an additional private garden space.



### Garage

A single garage with power and light connected and an up and over door to the front.

### Situation

Banbury is conveniently located only 2 miles from junction 11 of the M40 putting Oxford (22 miles), Birmingham (43 miles), London (78 miles) and of course the rest of the motorway network within easy reach. There are regular trains from Banbury to London Marylebone (51 mins) and Birmingham Snow Hill (55mins). Birmingham International airport is 42 miles away for UK, European and New York Flights. Some very attractive countryside surrounds and many places of historical interest are within easy reach.

### Directions

From Banbury town centre proceed via the Warwick Road. Turn right at the second roundabout onto Ruscote Avenue and then take the first left into Sinclair Avenue. Continue and ascend the hill and turn left at the T-junction into Austin Drive then turn left again into Riley Drive. Number 57 will be seen on your left after a short distance.

### Services

All mains services connected.

### Local Authority

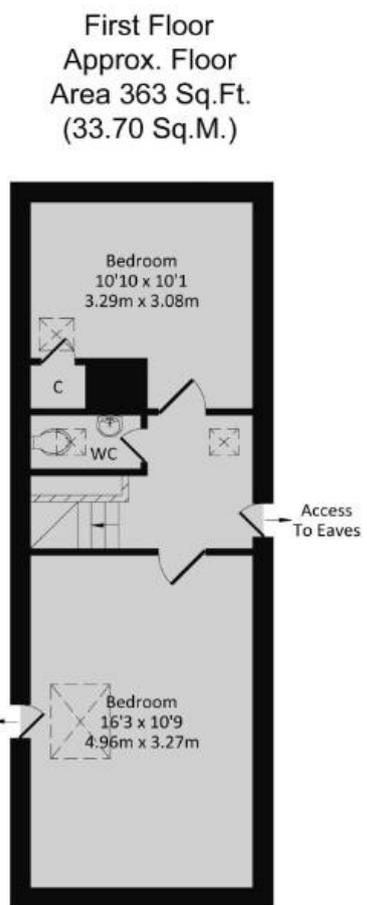
Cherwell District Council. Tax band C.

### Viewing Arrangements

Strictly by prior arrangement with Round & Jackson.

**Asking Price: £465,000**





**Total Approx. Floor Area 1536 Sq.Ft. (142.70 Sq.M.)**

All items illustrated on this plan are included in the "Total Approx Floor Area"

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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