



**Connells**

Hobby Road  
Bodicote Banbury



## Property Description

A beautifully presented three-bedroom semi-detached property with the added benefit of a garage located beneath a coach house, situated in a popular development in OX15.

This modern home offers well-proportioned accommodation across two floors, ideal for families or professionals seeking a village setting with excellent transport links.

### Ground Floor:

The entrance hallway provides access to a convenient downstairs W/C and leads into a generous dual-aspect sitting room, creating a bright and welcoming space.

To the rear, the contemporary kitchen/diner is fitted with worktops, and stylish tiled splashbacks. Integrated appliances and electric oven with gas hob and extractor. French doors open onto the rear garden, perfect for entertaining, and there is a useful under-stairs storage cupboard.

### First Floor:

The landing gives access to three bedrooms and the family bathroom. The main bedroom benefits from an en-suite shower room with an shower and attractive tiling. Bedroom two is a comfortable double overlooking the rear garden, while bedroom three is a good-sized single. The family bathroom is fitted with a modern white suite and shower over the bath.

### Outside & Parking:

The property enjoys a private rear garden with patio and lawn. There is off-road parking and a garage located beneath a coach house, providing secure storage and additional

convenience.

### Entrance Hallway

### Cloakroom

### Lounge

11' 2" x 12' 1" ( 3.40m x 3.68m )  
Double glazed window to the rear

### Kitchen

10' 6" x 14' 10" ( 3.20m x 4.52m )

### Bedroom One

8' 6" x 11' 10" ( 2.59m x 3.61m )

### Ensuite

Double glazed window to the side; Shower;  
Wash hand basin; low level wc

### Bedroom Two

8' 10" x 6' 3" ( 2.69m x 1.91m )

### Bedroom Three

10' 2" x 8' 5" ( 3.10m x 2.57m )  
Double glazed window to the rear

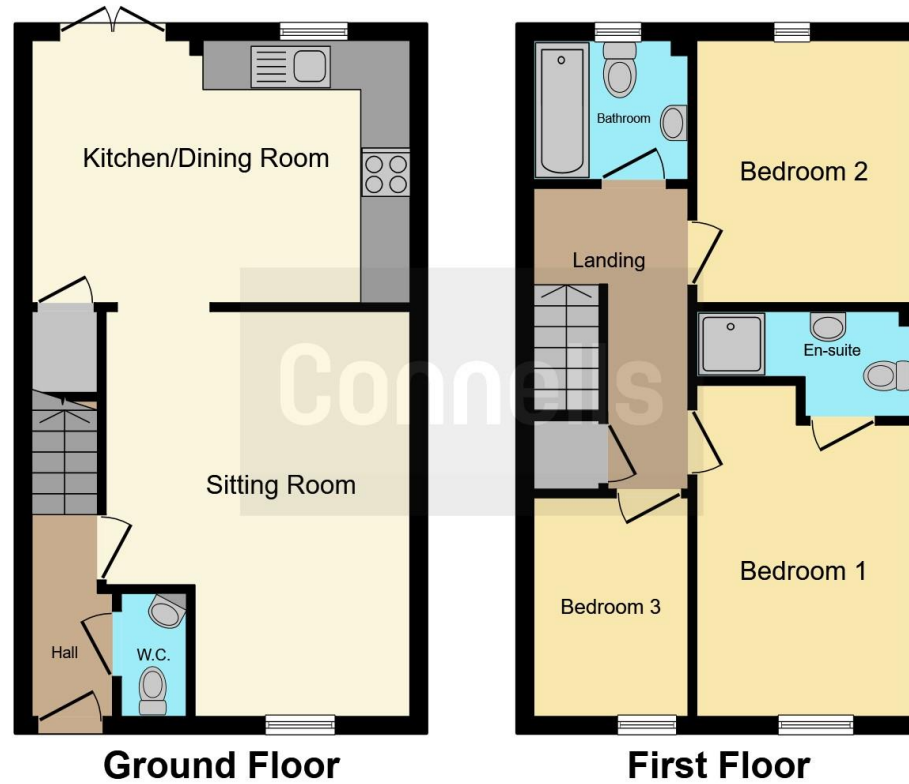
### Bathroom

Shower Middleton









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EPC Rating: B Council Tax  
 Band: D

Tenure: Freehold

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