

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



24 Shearwater Drive, Bicester, Oxfordshire. OX26 6YS

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Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

24 Shearwater Drive, Bicester, Oxfordshire. OX26 6YS



A Large Three Bedroom Detached House with Living Room, Dining Room, Conservatory, Kitchen Breakfast Room, Bathroom and En-Suite, Front and Rear Gardens, Integral Garage and Driveway Parking

FREEHOLD

£ 475,000

- ❖ Entrance Hall and Cloakroom
- ❖ Living Room and Separate Dining Room
- ❖ Conservatory
- ❖ Kitchen Breakfast Room and Separate Utility Room
- ❖ Landing
- ❖ Three Bedrooms
- ❖ Bathroom and En-Suite
- ❖ Front Garden and South East Facing Rear Garden
- ❖ Integral Garage and Driveway Parking for Three Cars on Block Paving
- ❖ Close to Local Amenities

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Ground Floor:

Outside courtesy light, part-glazed PVC front door to:

ENTRANCE HALL:

Plain plaster ceiling, ornate coving, RCD/MCB electricity consumer unit, ceramic tiled floor, radiator, staircase, central heating thermostat.

CLOAKROOM:

Front aspect PVC window, plain plaster ceiling, coving, intruder alarm system control board, ceramic tiled floor, radiator, close coupled WC, wall mounted wash hand basin.

LIVING ROOM: 14'6 x 11'3

Front aspect PVC window, plain plaster ceiling, ornate coving, radiator, TV point, wall light point, fireplace with gas living flame coal effect fire, marble hearth and surround, painted wooden mantel over, arch to:

DINING ROOM: 12'10 x 8'0

Rear aspect sliding patio door to conservatory, plain plaster ceiling, ceiling rose, radiator, dimmer switch.

CONSERVATORY: 10'6 x 7'10

Brick cavity dwarf walls, PVC windows and French door section, glass pitched roof, ceramic tiled floor, wall mounted electric heater.

KITCHEN BREAKFAST ROOM: 15'8 x 9'2

Rear and side aspect PVC windows, plain plaster ceiling, downlighting, coving, ceramic tiled floor, understairs cupboard, radiator, replaced "Vaillant Eco Fit Pure" boiler, space for upright fridge freezer. Range of base and eye level units, roll edge laminate worksurfaces, tiled surrounds, breakfast bar, 630mm under counter space for fridge, 500mm base unit with drawer, fitted fan oven/grill, 4-ring gas hob, 1200mm corner base unit with 600mm door, drawer and magic kidney trays, 400mm base unit, 600mm undersink base unit, 1½ bowl stainless steel sink, 600mm base unit with slide out racks, 1000mm corner base unit with 600mm door and kidney trays, 400mm base unit, breakfast bar for up to three.

UTILITY ROOM: 7'5 x 5'10

Rear aspect half glazed PVC door to garden, rear aspect PVC window adjacent, plain plaster ceiling, access to loft space, ceramic tiled floor, radiator. Range of base and eye level units, stainless steel sink, "Harvey" water softener, filtered drinking water tap, space for washing machine, space for tumble dryer, door to garage.

INTEGRAL GARAGE:

Up and over garage door, power and lighting.

First Floor:

LANDING:

Side aspect PVC window, plain plaster ceiling, access to loft space (*hard wired light and partially boarded*), airing cupboard.

BATHROOM:

Side aspect PVC window, plain plaster ceiling, radiator, vinyl flooring, panel enclosed bath, mixer tap shower attachment, tiled surrounds.

BEDROOM ONE: 14'6 x 11'4

Rear aspect PVC window, plain plaster ceiling, coving, radiator, two wall light points, TV point.

EN-SUITE:

Rear aspect PVC window, plain plaster ceiling, downlighting, vinyl flooring, radiator, shower enclosure with "Mira" thermostatic shower, sliding head support, close coupled WC, pedestal wash hand basin, shaver socket.

BEDROOM TWO: 13'0 x 9'0

Front aspect PVC window, plain plaster ceiling, coving, radiator, fitted 5ft wardrobe.

BEDROOM THREE: 9'6 x 8'6

Front aspect PVC window, plain plaster ceiling, radiator, staircase bulkhead shelf and fitted bed support, fitted 6ft wardrobe, fitted computer desk.

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Outside:

FRONT GARDEN: refer to photograph
Parking for three cars on block paving.

SIDE GARDEN:
Off road parking on block paving.

REAR GARDEN: refer to photographs
Hardstanding for caravan, etc (*refer to floor plan*), gate.

Key Facts for Buyers:

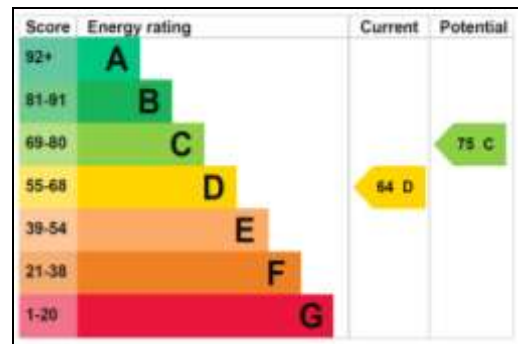
EPC: Rating of D (64).

Council Tax: Band D

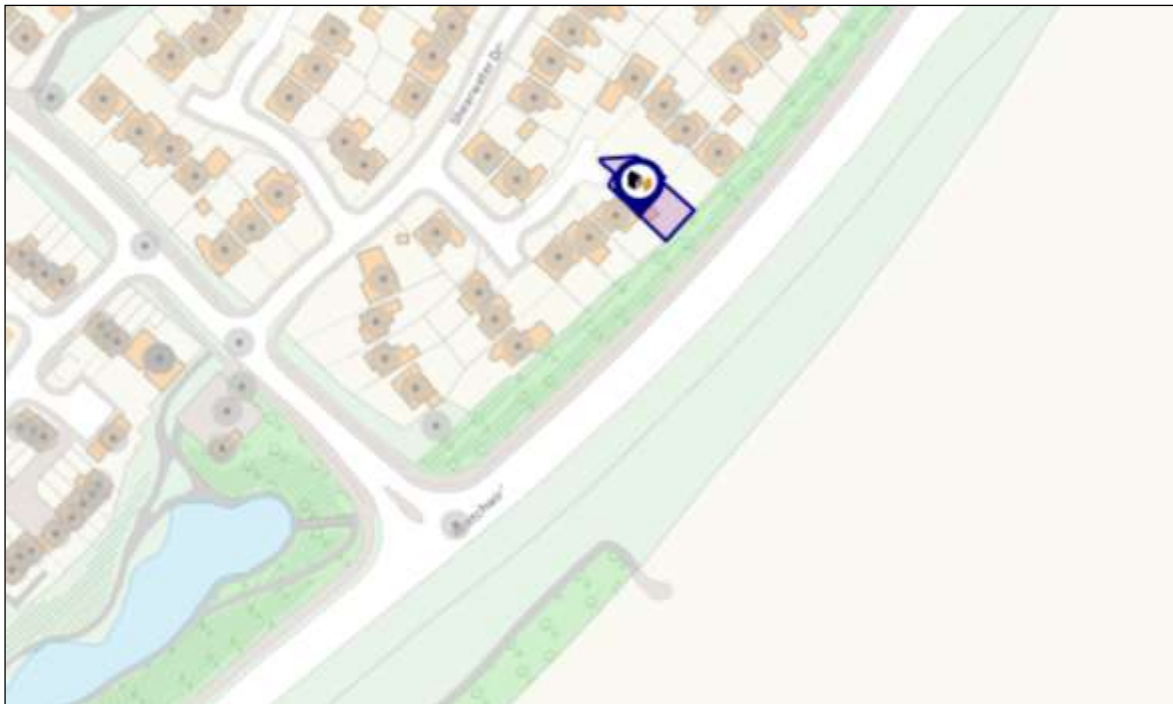
Approx. £2,583 per annum.



Hardstanding for Caravan



EPC



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Cloakroom and Entrance Hall



Living Room



Living Room



Dining Room



Conservatory



Kitchen Breakfast Room



Kitchen Breakfast Room



Kitchen Breakfast Room

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Utility Room



Bedroom One



En-Suite to Bedroom One



Bedroom One



Bedroom One



Bedroom Two



Bedroom Two

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Bedroom Three



Bathroom



Rear Garden



Rear Garden



Rear Garden

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