



7 Berkeley Close, Banbury, OX16 0UH
£445,000 Guide Price

**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings

An extremely well presented and individual three bedroom detached bungalow

Entrance hallway | Cloakroom | Large living room | Three good size bedrooms, refitted en-suite to master | Refitted bathroom | Large refitted kitchen/dining room | Larger than average single garage | Extensive driveway | Pleasant rear garden | Gas central heating | Double glazing

Located in this quiet cul-de-sac on the north side of Banbury is this impressive three bedroom detached bungalow. The property is an individual design, benefiting from a corner plot position with a large living/dining room, refitted kitchen/breakfast room, three good size bedrooms with refitted en-suite to master, refitted family bathroom, pleasant rear garden, large garage and extensive driveway.

Accommodation

Access via UPVC double glazed door to entrance hall.

Entrance hall: Two radiators. Access to loft. Airing cupboard with new Worcester 200 litre tank.

Cloakroom: Two piece white suite comprising of low level WC and wash hand basin with built-in storage underneath. Radiator. Fully tiled walls. Tiled floor. Window to front.

Double doors to living/dining room.

Living/dining room: Large living space with windows to front and side aspects. Gas fire with marble surround. Two radiators.

Kitchen: Refitted in 2016, a substantial range of base and eye level units. Wicker drawers and glazed storage cupboards. Laminate marble effect worktops. Central island with various drawers and cupboards. Space for Range cooker with Range master extractor hood above. Tiling to splashback areas. Built-in sink unit. Space for dishwasher and under counter fridge. Utility cupboard with space and plumbing for washing machine and dryer. Additional shelving. Secondary storage cupboard used as a pantry with space for standard size fridge/freezer. Sunken spotlights. Three low hanging lights over the central island. Wall mounted Worcester boiler. Window overlooking rear garden. Window to side aspect. Stable style door leading to side garden.

Bedroom one: An excellent size double bedroom. Two separate double wardrobes built-in. Window to rear aspect.

En-suite: Refitted white suite comprising of low level WC, traditional style wash hand basin with tiled splashbacks, double shower cubicle with Bar shower over with rainfall head and separate hand held shower. Window to rear aspect. Double doors leading to garden. Vertical radiator. Wall mounted heated towel rail. Sunken spotlights.

Bedroom two: Good size double bedroom with built-in wardrobes. Radiator. Window to front aspect.

Bedroom three: Good size single bedroom with large built-in storage cupboard. Radiator. Window to front aspect.

Bathroom: White suite comprising of low level WC, wash handbasin with vanity unit, shower cubicle with tiling to splashback areas, bidet and roll top bath. Part wood panelling to walls. Window.

Outside

Front: Large tarmac driveway for approximately six/seven cars (could be enlarged). Area laid to shingle with paved patio pathway leading to front door. Partially enclosed by low level wall.

Detached larger than average **single garage** with metal up and over door. Storage into the loft space. Power and light connected, ideal workshop. Brick built with pitched roof. Tap connected in the garage.

Rear garden with a west facing aspect. Large decked seating area. Paved pathway leading to rear with raised flower beds. Second patio and possible vegetable garden. The garden is enclosed by timber panel fencing. Generous area of garden to the side of the property between the garage and the property which is laid to patio with gated access leading to front of the property.

Services: All **Council Tax Banding:** E
Authority: Cherwell District Council

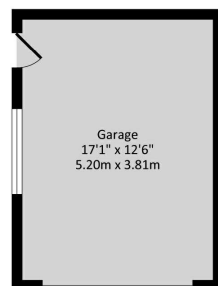
Directions: From Banbury Cross proceed north to the traffic lights taking the left turn into the B4100 Warwick Road. Upon reaching the Stratford-upon-Avon turn, turn left and left again into Bretch Hill and Berkeley Close is the second left turn.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		81
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
WWW.EPC4U.COM		

Garage
213 sq.ft. (19.80 sq.m.) approx.



Ground Floor
1641 sq.ft. (152.50 sq.m.) approx.

TOTAL APPROX. FLOOR AREA 1854 sq.ft. (172.30 sq.m.) approx.

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 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.

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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