



44 Morris Drive, Banbury, Oxon OX16 1DB  
'Guide Price' £425,000 Freehold

**Stanbra  
Powell** Estate Agents  
Valuers  
Property Lettings





*A spacious semi-detached house enjoying generous size plot, offered in excellent decorative order throughout.*

**Entrance hall | Dual aspect living room | Separate dining room | Kitchen/breakfast room | Master bedroom with en-suite | Three further first floor double bedrooms | Bathroom | Gardens to front, rear and side | Garage | Carport | Driveway**

Located within easy access of an array of amenities including both primary and secondary schools, an extremely well presented four double bedroom semi-detached house benefiting from single garage, carport and driveway.

### Ground Floor

Double glazed front door.

**Spacious entrance hall:** Stairs rising off to first floor. Useful store cupboard. Understairs storage cupboard. Door through to dual aspect living room.

**Living room:** Double glazed window to front. Feature fireplace  
With inset living flame electric fire. Double glazed sliding patio doors giving access to garden.

From the hallway door through to dining room, door through to kitchen/breakfast room.

**Dining room:** Double glazed window to front aspect.

**Kitchen/breakfast room:** Stainless steel bowl and a half inset sink unit and drainer. Comprehensive range of contemporary wall and base units with complementary work surfaces. Space for fridge/freezer. Integrated 4 ring Bosch induction hob with double oven and grill under. Free space and plumbing for washing machine. Space for slim-line dishwasher. Useful understairs storage cupboard. Recessed spotlights. Double glazed windows to rear and side. Double doors giving access to the garden.

### First Floor

**Landing:** Access to insulated loft with light, boiler housed in the loft. Airing cupboard housing hot water tank and immersion heater.

**Master bedroom:** Double bedroom with fitted wardrobes.

**En-suite:** Contemporary white suite comprising of shower cubicle, wall hung handbasin and low level WC. All walls are fully tiled. Tiled flooring. Extractor fan.

**Bedroom two:** Double bedroom to front aspect.

**Bedroom three:** Double bedroom to rear aspect.

**Bedroom four:** Double bedroom to front aspect.

**Bathroom:** White suite comprising of panel bath with mixer tap shower over, wall hung handbasin and low level WC. Heated towel rail. Tiling to splashback areas.

### Outside

**Rear garden:** Enclosed by fencing and brick walling giving a good degree of privacy. The garden is predominantly laid to lawn. Patio areas. Raised flower beds. The garden measures approximately 35 ft in length x 40 ft width. Outside tap. Gate to side leading to carport. Carport leads to single garage.

**Garage:** Up and over door to front. Personal door giving access to the garden.

**Front and side:** Predominantly laid to lawn. Pathway to front door. Outside lights.

Services: All Council Tax Banding: C  
Authority: Cherwell District Council

**Directions:** From Banbury Cross proceed north to the traffic lights, taking the left turn to the B4100 Warwick Road and continue along this road for approximately half a mile, turn right at the second roundabout into Ruscote Avenue, first left into Sinclair Avenue, first right into Hillview and this then leads into Nuffield Drive and Morris Drive is the second turning on the left.



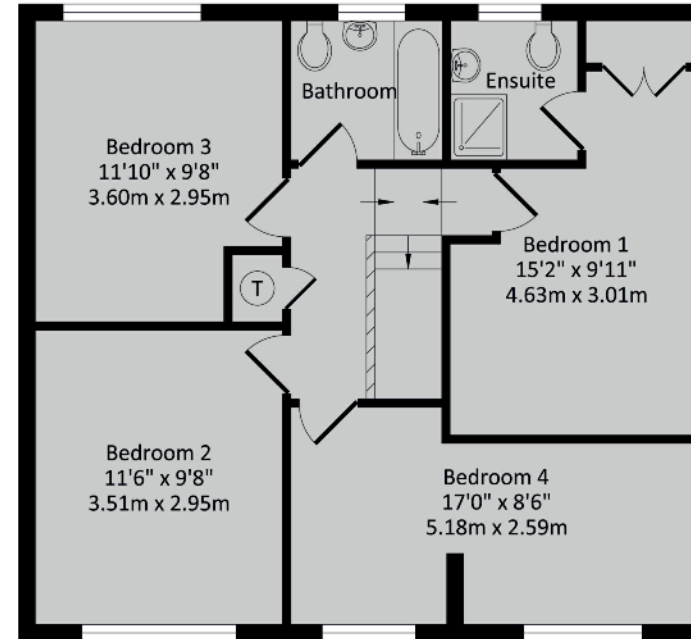
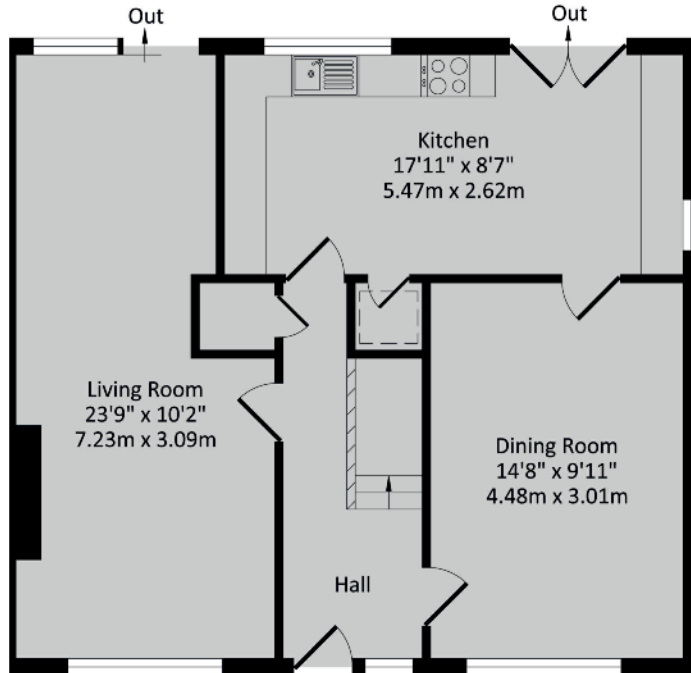




Ground Floor  
617 sq.ft. (57.30 sq.m.) approx.



First Floor  
617 sq.ft. (57.30 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1234 sq.ft. (114.60 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.

5/6a Horsefair, Banbury,  
Oxon OX16 0AA

t: 01295 221100

e: post@stanbra-powell.co.uk

Viewing: Through appointment with Stanbra Powell



stanbra-powell.co.uk

