

4 Noral Close

Banbury, OX16 2DW

ROUND & JACKSON

ESTATE AGENTS













A spacious four-bedroom detached family home with a part-converted garage, generous driveway, and a delightful rear garden enjoying open field views. Situated on an exclusive development of just nine properties, this home offers an excellent setting for family living.

The Property

4 Noral Close, Banbury is a superb and beautifully presented, detached family home which sits within a prestigious development of just nine dwellings which were built in 2018 by the highly regarded developer Abbeymill Homes. This spacious four-bedroom detached family home offers beautifully presented accommodation, a high specification throughout, and a landscaped rear garden enjoying open views across adjoining fields. The property also benefits from 14 solar panels, underfloor heating throughout the ground floor, and air conditioning to the principal bedroom, creating a comfortable and energy-efficient home. The accommodation briefly comprises a welcoming entrance hallway, cloakroom W.C, impressive open-plan kitchen and dining room, separate utility room, and a spacious sitting room. The property has been thoughtfully designed with quality fixtures and fittings throughout, making it ideal for modern family living. To the first floor, a generous landing provides access to four double bedrooms, including a superb principal bedroom with en-suite facilities, together with a well-appointed family bathroom.

Outside, the front of the property features a lawned garden and a large driveway providing ample off-road parking, leading to the part-converted single garage. To the rear is a beautifully landscaped garden with access into the garage and an attractive open aspect across neighbouring fields, providing an excellent degree of privacy.

Entrance Hallway

A spacious and welcoming entrance hallway with stairs rising to the first floor and doors leading to all principal ground floor rooms. Useful understairs storage cupboard, tiled flooring, and wet underfloor heating throughout.

Cloakroom with W.C

A spacious cloakroom fitted with a white suite comprising a low-level W.C and wash hand basin. Tiled splash backs, continuation of the tiled flooring from the hallway, and a window to the front aspect.

Sitting Room

A superb sitting room featuring oak flooring and an attractive log-burning stove. Glazed doors and windows overlook the rear garden, filling the room with natural light, while offering ample space for a range of furniture.

Kitchen/Diner/Family Room

A stunning open-plan kitchen and dining room designed for modern family living. The kitchen is fitted with a range of grey shaker-style wall and base units with quartz worktops and tiled splash backs. Integrated appliances include a double oven, five-ring gas hob with extractor hood, fridge-freezer, dishwasher and wine fridge. An inset sink is set beneath the worktop, while a large central island incorporates a breakfast bar with seating for four, additional storage, and a pop-up power socket tower. To the front of the room is a comfortable seating area with an attractive panelled feature wall, while the dining area to the rear provides ample space for a large dining table and chairs.

Tiled flooring continues throughout, with glazed doors opening onto the rear garden, additional windows to the side and rear aspects and a door leading into the utility room.

Utility Room

Fitted with matching shaker-style wall and base units with worktops and upstands over. Inset sink and drainer, space and plumbing for a washing machine, tumble dryer and a cupboard housing the hot water cylinder and Ideal gas-fired boiler. Continuation of the tiled flooring and a glazed door providing access to the rear garden.

First Floor Landing

A spacious landing with doors leading to all bedrooms and the family bathroom. Large built-in storage cupboard and loft access via a hatch with ladder, lighting, and partial boarding.

Bedroom One

An impressive principal bedroom enjoying a pleasant outlook across open countryside through the rear-facing window. Fitted mirrored wardrobes, air conditioning, and door leading to the en-suite. The en-suite is fitted with a white suite comprising a walk-in shower enclosure with rainfall shower head and handheld attachment, low-level W.C and wash hand basin. Attractive tiled splash backs, tiled flooring, heated towel rail, and window to the front aspect.

Bedroom Two

A generous double bedroom with a window to the front aspect.





Bedroom Three
A double bedroom with a window to the rear aspect enjoying attractive views across open countryside.

Bedroom Four
A double bedroom featuring a panelled feature wall and a window to the rear aspect with delightful views over open countryside.

Family Bathroom
Fitted with a white suite comprising a panelled bath with mixer shower over, low-level W.C and wash hand basin. Attractive wall tiling, tiled flooring, heated towel rail, and window to the side aspect.

Garage
A large single garage, currently divided by a stud wall to create a gym area. Benefiting from power and lighting, an up-and-over door to the driveway, and a side access door to the garden. The roof section is also boarded for additional storage options.

Outside
The beautifully landscaped rear garden enjoys an open outlook across adjoining grazing land. A paved patio adjoins the house and benefits from an outside tap and external power sockets. Beyond is a central lawn with additional paved seating areas, established shrubs, and well-stocked planted borders. Further power sockets are positioned behind the garage, while a timber barbecue area provides an excellent space for outdoor entertaining.

Gated side access leads onto the driveway. To the side of the property is a generous paved driveway providing off-road parking for up to four vehicles and benefiting from a fitted EV charging point. To the front, the property enjoys an attractive lawned garden with established shrubs, box hedging, and a central pathway leading to the front door.

Solar Panels
There are 14 solar panels fitted to the roof, there is no battery storage but this could be added at a later date. The inverter is battery ready. There is no feed-in tariff currently set-up.

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 (55 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 northwards via the Southam Road. Continue straight over the Tesco roundabout and then turn right at the next roundabout into Noral Way. Take the second left hand turn into Noral Close where the property will be found on your right.

Services
All mains services connected. The gas fired boiler is located in the utility room.

Local Authority
Cherwell District Council. Tax band E.

Tenure
A freehold property.

Viewing Arrangements
By Prior arrangement with Round & Jackson.

Estate Charge
There is an estate charge of approximately £100.00 per annum. This is managed by the residents on Noral Close.

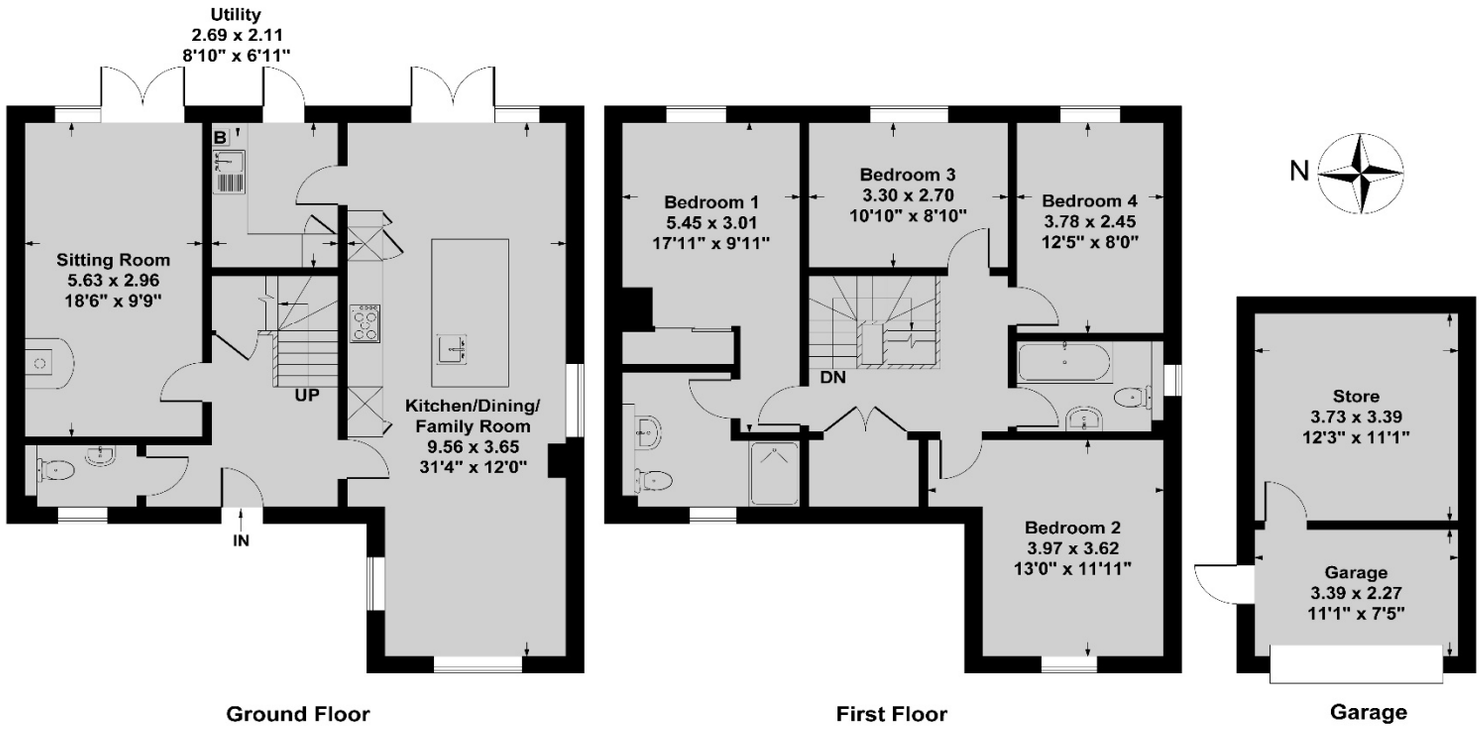
Guide Price: £550,000







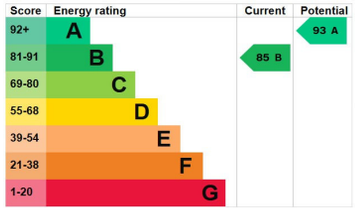












Ground Floor Approx Area = 70.21sq m / 756 sq ft
First Floor Approx Area = 70.21 sq m / 756 sq ft
Garage Approx Area = 20.84 sq m / 224 sq ft
Total Area = 161.26 sq m / 1736 sq ft

Measurements are approximate, not to scale,
illustration is for identification purposes only.

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