

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



Heather Cottage, Juniper Hill, Brackley, Northants, NN13 5RH

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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

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A Three Bedroom Detached Bungalow on a Corner Plot with Open Plan Extended Kitchen/Lounge/Dining Area, Utility Room, Bathroom and Two En-Suites, Gardens, Block Paving to Sides and Parking for Several Cars

FREEHOLD

£ 500,000

- ❖ Entrance Hall
- ❖ Open Plan Extended Kitchen/Lounge/Dining Area
- ❖ Utility Room
- ❖ Bathroom and Two En-Suites
- ❖ Three Bedrooms
- ❖ Dressing Room
- ❖ Gardens
- ❖ Parking for Several Cars
- ❖ Block Paving along Long Sides
- ❖ Village Location
- ❖ Overlooking Countryside

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Key Facts for Buyers:

EPC: Rating of E (51).
Council Tax: Band E
Approx. £3,157 per annum.

Two outside courtesy lights, part-glazed PVC front door to:

ENTRANCE HALL:

Side aspect PVC window, plain plaster ceiling, ceramic tiled floor, cupboard recess, part-glazed wooden door and glazed panel to:

OPEN PLAN AREA:

Dining Area: 10'3 x 11'6

Front aspect PVC window, plain plaster ceiling, access to loft space, laminate flooring, radiator, FTTP Broadband hub.

Living Area: 22'4 x 11'2

Front aspect PVC window, plain plaster ceiling, vertical radiator, TV point, French doors with windows to either side.

Extended Kitchen: 15'1 x 15'10 narrowing to 12'10

Side aspect PVC window, side aspect half glazed stable PVC door, rear aspect PVC window and skylight, plain plaster ceiling, downlighting, vertical radiator, ceramic tiled floor. Range of tall base and eye level units, Quartz worksurfaces and upstands, 1000mm larder cupboard with two 500mm doors and kidney trays, 1000mm pan drawers, fridge, 1050mm slot for wide fridge freezer and locker over, tall unit (600mm wide) with two pan drawers and larder unit. Extended area further fit, 145mm space for ironing board, tall unit (400mm wide) providing space for Hoover and shelving, tall unit (600mm wide) with integrated microwave, fan oven/grill, warming oven and pan drawer, integrated dishwasher, 1000mm undersink base unit, double bowl composite sink, 1000mm corner base unit with 500mm door and kidney trays, 1000mm cutlery and pan drawers, 750mm ceramic LPG hob, 1000mm extractor hood.

UTILITY ROOM: 6'0 x 5'6

Plain plaster ceiling, downlighting, ceramic tiled floor, heated towel rail, extractor fan. Range of tall base and eye level units, space for washing machine, space for tumble dryer above, slide out bench, 1000mm base unit with composite sink.

BATHROOM: 8'7 x 5'5

Rear aspect PVC window, plain plaster ceiling, downlighting, ceramic tiled floor, fully tiled walls, heated towel rail, panel enclosed bath with thermostatic rain head, second head, dual flush close coupled WC with douche head, wash hand basin with cupboard under.

BEDROOM THREE: 9'11 x 8'5

Rear aspect PVC window, plain plaster ceiling, laminate flooring, vertical radiator.

BEDROOM TWO: 12'9 x 9'9

Rear aspect PVC window, plain plaster ceiling, laminate flooring, built-in cupboard, fitted wardrobe, vertical radiator.

EN-SUITE:

Rear aspect PVC window, plain plaster ceiling, downlighting, fully tiled walls, ceramic tiled floor, heated towel rail, 1000mm x 800mm shower enclosure, thermostatic shower, rain head, second head, dual flush close coupled WC with douche head, wall hung wash hand basin and drawer.

DRESSING ROOM: 12'10 x 9'11

Front aspect PVC window, plain plaster ceiling, laminate flooring, radiator.

BEDROOM ONE: 11'2 x 9'1

Front aspect PVC window, plain plaster ceiling, laminate flooring.

EN-SUITE:

Rear aspect PVC window, plain plaster ceiling, extractor fan, downlighting, ceramic tiled floor, heated towel rail, fully tiled walls, 1250mm x 800mm wet area, thermostatic shower, rain head, second head, dual flush close coupled WC and douche head, wall hung wash hand basin with two drawers below.

Outside:

GARDENS: refer to drone photographs

Block paving 36ft along long sides.

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Dining Area



Living Area



Living Area



Kitchen Area



Kitchen Area



Kitchen Area



Utility Room



Bathroom



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Bedroom Three



Bedroom Three



Bedroom One



Bedroom One



En-Suite to Bedroom One



Bedroom Two



En-Suite to Bedroom Two



Bedroom Two

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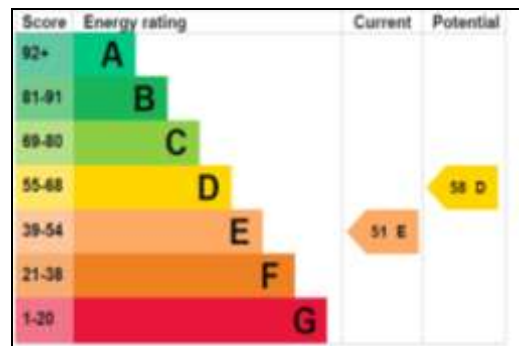
Dressing Room



Side



Side



EPC



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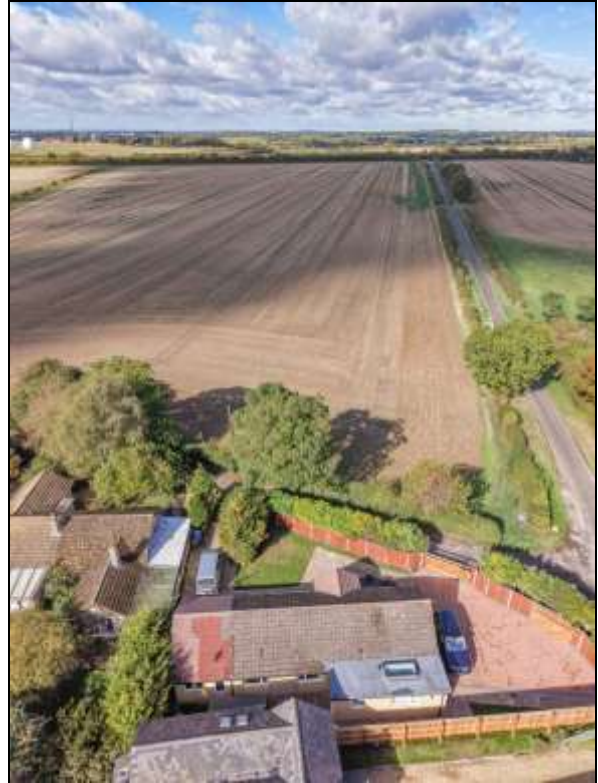
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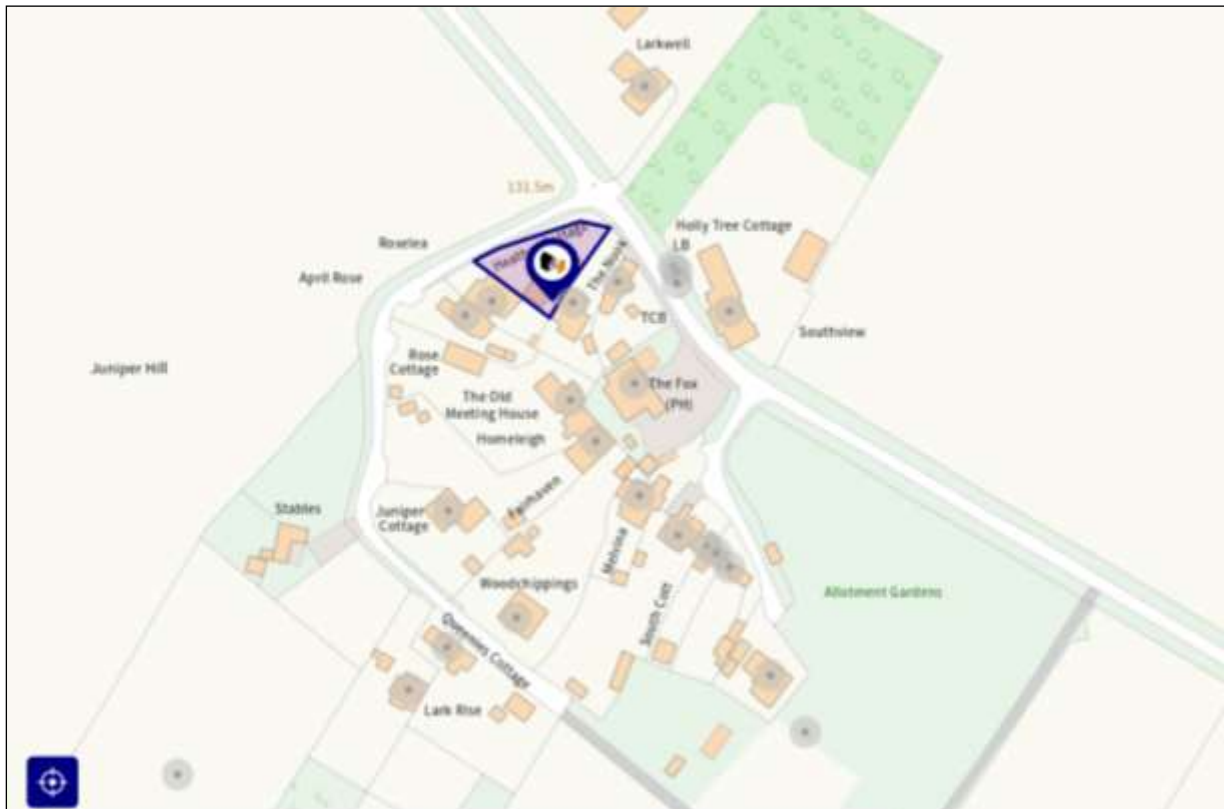
Aerial View of Bungalow



Aerial View of Bungalow



View over Countryside



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GROUND FLOOR 1295 sq.ft. (120.3 sq.m.) approx.



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