



39 Park End
Bodicote, OX15 4DG



ROUND & JACKSON
ESTATE AGENTS





A greatly extended three-bedroom terraced home in a quiet cul-de-sac in the popular village of Bodicote, with driveway parking and a south-facing rear garden. Offering spacious and versatile accommodation, ideal for modern family living.

The property

39 Park End, Bodicote is situated in a quiet cul-de-sac within the popular village of Bodicote, this greatly extended three-bedroom terraced home offers spacious and versatile accommodation, with the added benefit of no onward chain. Extended to both the front and rear, the property has been thoughtfully adapted to provide flexible living space ideal for modern family life. The accommodation comprises a spacious entrance hallway, sitting room, dining room, kitchen, conservatory, and a further reception room currently used as a fourth bedroom. To the rear, a large extension provides a useful lobby area and a ground floor bathroom, adding further practicality to the home. On the first floor there are three bedrooms, a family bathroom, and a separate WC. Outside, the property benefits from driveway parking and a south-facing rear garden. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hallway

A good-sized hallway with stairs rising to the first floor and doors leading into the sitting room and ground floor reception room. There is ample space for coats and shoes, attractive tiled flooring, and a welcoming feel upon entering the property.

Sitting Room

A spacious sitting room with a window to the front aspect and glazed doors leading into the dining room. The room benefits from laminate flooring and a central fireplace with a wooden surround.

Kitchen

Fitted with a range of grey coloured cabinets with worktops over and matching upstands. There is an inset sink and drainer, integrated oven, four-ring hob and extractor hood, space for a dishwasher, and space for a fridge freezer. Further features include tiled flooring, a wall-mounted Vaillant gas-fired boiler, a window overlooking the lobby, and doors leading into both the lobby and front reception room.

Dining Room

Forming part of the rear extension, this impressive dining space features a vaulted ceiling, two Velux-style windows, and French doors opening onto the garden. The laminate flooring continues through from the sitting room, and there is a door leading into the rear lobby/utility area.

Rear Lobby/Utility Area

A useful and spacious area forming part of the rear extension with doors leading into the wet room, conservatory, and kitchen.

Wet Room

A practical addition to the property, forming part of the rear extension and fitted with a shower, toilet, and wash basin. The room is fully tiled and has a window to the rear aspect.

Reception Room/Ground Floor Bedroom

Currently used as a studio, this versatile room has windows to the front aspect, laminate flooring, a built-in wardrobe, and doors leading into the hallway and kitchen. This flexible space could also be used as a dining room, playroom, or large study.

Conservatory

A useful addition to the property with tiled flooring and space and plumbing for a washing machine and tumble dryer. Glazed doors lead into the garden, and the area is currently utilised as a utility space.

First Floor Landing

With doors leading to all first floor rooms and a window to the rear aspect. There is a built-in shelved cupboard and access to the loft space via a hatch with fitted ladder and lighting. The loft is partly boarded.

Bedroom One

A large main bedroom with a window to the front aspect and plenty of space for bedroom furniture.



Bedroom Two

A good-sized double bedroom with a window to the front aspect.

Bedroom Three

A good-sized single bedroom with a window to the rear aspect and a recessed wardrobe area.

Family Bathroom

Fitted with a white suite comprising a panelled bath and wash basin. There is floor-to-ceiling tiling, tiled flooring, a heated towel rail, and a window to the rear aspect.

Separate W.C

Fitted with a toilet, tiled flooring, tiled splashbacks, and a window to the rear aspect.

Outside

To the rear there is a large south-facing garden designed for low maintenance with paving and scattered slate areas. There is gated rear access, ideal for bin access, along with a large shed fitted with power and lighting, outside power sockets, and an outside tap. To the front of the property there is a gravelled driveway parking area, central pathway, and a further paved area to the side.



Situation

Bodicote is a popular and thriving village lying approximately a mile and a half South of Banbury. It has a community feel with such groups as The Bodicote Cricket Club and Bodicote Players Amateur Dramatics Group. Within the village amenities include a Post Office/shop, a farm shop, two public houses, Bishop Loveday Church of England Primary School, village hall, Banbury Rugby Club, Kingsfield sports and recreation area with children's playground, Bannatyne's Health and Leisure Club, and a bus service to and from Banbury town centre.

Directions

From Banbury town centre proceed southwards via the Oxford Road and continue passing Sainsbury's supermarket. Continue under the flyover bridge, passing the petrol station then take the first turn on the right into Broad Gap. Continue along here and take the second right hand turn into Park End, follow the road to the end and around the corner, the property can be found on your right hand side.

Services

All mains services connected.

Local Authority

Cherwell District Council. Tax band B.

Viewing Arrangements

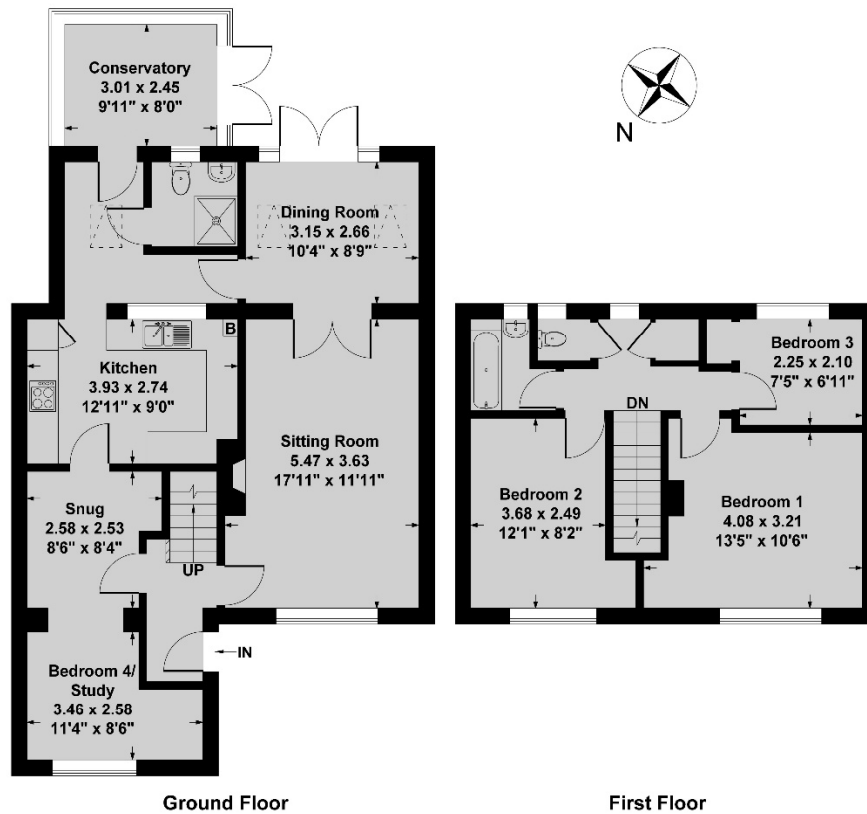
Strictly by prior arrangement with Round & Jackson.

Tenure

A freehold property.

Asking Price: £350,000





Ground Floor

First Floor

Ground Floor Approx Area = 78.38 sq m / 844 sq ft
 First Floor Approx Area = 40.97 sq m / 441 sq ft
 Total Area = 119.35 sq m / 1285 sq ft

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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