

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



13 Osprey Close, Bicester, Oxfordshire. OX26 6YH

In lovely order, with re-fits to the luxury kitchen, en-suite and boiler and having a wide and deep driveway capable of taking up to six cars, this property also has a porch extension and the garage converted to a playroom/study.

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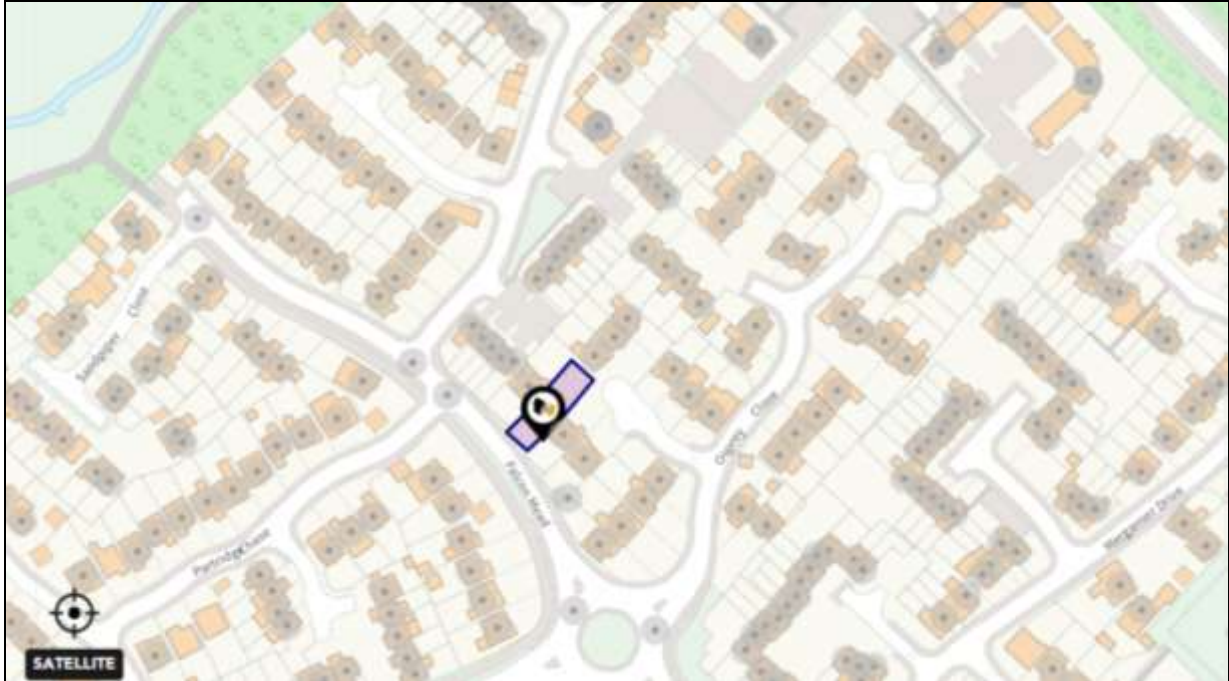
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Web: www.bartonfleming.co.uk
E-mail: info@bartonfleming.co.uk
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

249922

13 Osprey Close, Bicester, Oxfordshire. OX26 6YH



A Four Bedroom Detached House with Study/Family Room, Living Room, Luxury Re-Fitted Kitchen Diner, Bathroom and En-Suite, Front and Rear Gardens and Parking for Up to Six Cars

FREEHOLD

Offers in Excess of: £ 525,000

- ❖ Entrance Hall and Refitted Cloakroom
- ❖ Study/Family Room
- ❖ Living Room
- ❖ Luxury Refitted Kitchen Diner
- ❖ Landing
- ❖ Four Bedrooms
- ❖ Family Bathroom and En-Suite
- ❖ Front and Rear Gardens
- ❖ Driveway Parking for up to Six Cars and Two Electric Car Charging Points
- ❖ Close to Local Amenities

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Ground Floor:

Part glazed security front door to:

ENTRANCE PORCH:

Front aspect PVC window either side of the front door, ceramic tiled floor, PVC front door to:

ENTRANCE HALL:

Plain plaster ceiling, luxury vinyl flooring, staircase.

STUDY-CUM-FAMILY ROOM: 16'2 x 17'2

Converted from the garage (subject to Building Control). Front aspect PVC window, plain plaster ceiling, downlighting, radiator, luxury vinyl flooring, 8ft fitted wall unit, dimmer switch.

REFITTED CLOAKROOM: 5'6 x 3'0

Side aspect PVC window, plain plaster ceiling, downlighting, luxury vinyl flooring, heated towel rail, dual flush close coupled WC, wash hand basin with cupboard under.

LIVING ROOM: 16'3 into bay x 12'10

Front aspect PVC bay window, plain plaster ceiling, downlighting, luxury vinyl flooring, dimmer switch, wall-to-wall unit, open plan to:

LUXURY REFITTED KITCHEN DINER: 24'3 x 9'7

Dining Area: Rear aspect PVC French doors, plain plaster ceiling, downlighting, luxury vinyl flooring, space for table and 8 chairs.

Kitchen Area: Rear aspect PVC window, half glazed rear access door to garden, plain plaster ceiling, downlighting, luxury vinyl flooring, vertical radiator, understairs cupboard. Range of tall base and eye level units, granite worksurface and upstands, tall unit (700mm wide) providing space for washing machine and tumble dryer, tall unit (600mm wide) with fan oven/grill/ microwave combination, and second fan oven, tall unit (500mm wide) housing wall mounted boiler (*installed 2023*), 600mm bin cupboard, 600mm dishwasher, "Franke" Earthenware Belfast sink, Quooker tap with water filter, 1000mm corner base unit with 500mm door with magic corner, 300mm slide out base unit, 800mm cutlery and pan drawers, second 300mm slide out base unit., 4-ring ceramic induction hob, 1000mm extractor hood, shallow base units (300mm, 800mm, 300mm, 500mm).

First Floor:

LANDING:

Plain plaster ceiling, downlighting, access to loft space, airing cupboard.

BATHROOM: 6'5 x 6'3

Rear aspect PVC window, plain plaster ceiling, extractor fan, ceramic tiled floor, radiator, panel enclosed bath, mixer tap, thermostatic shower over, sliding head support, pedestal wash hand basin, dual flush close coupled WC.

BEDROOM ONE: 12'11 x 9'8

Two front aspect PVC windows, plain plaster ceiling, radiator, deep built-in wardrobe, dimmer switch, TV point.

REFITTED EN-SUITE:

Side aspect PVC window, plain plaster ceiling, downlighting, heated towel rail, wash hand basin with cupboard under, shaver socket, concealed cistern dual flush WC, 700mm x 690mm shower enclosure, thermostatic shower, rain head, second hand held head, aqua panels, wall light point.

BEDROOM TWO: 9'5 x 9'1

Rear aspect PVC window, plain plaster ceiling, built-in wardrobe, radiator.

BEDROOM THREE: 8'11 x 7'2

Front aspect PVC window, plain plaster ceiling, radiator.

BEDROOM FOUR: 7'11 x 6'2

Rear aspect PVC window, plain plaster ceiling, radiator.

Outside:

FRONT GARDEN: refer to photograph

Two electric car charging points.

REAR GARDEN: refer to photographs

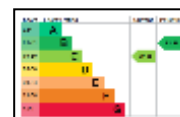
South-West facing, patio, outside tap, gate, PIR light, electric awning.

Key Facts for Buyers:

EPC: Rating of C (72).

Council Tax: Band E

Approx. £3,157 per annum.



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Front



Entrance Hall



Study-cum-Family Room



Study-cum-Family Room



Cloakroom



Living Room



Living Room



Dining Room

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Kitchen Diner



Kitchen Diner



Kitchen Diner



Bedroom One



Bedroom One

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Bedroom One



En-Suite to Bedroom One



Bedroom Two



Bedroom Three



Bedroom Four



Bathroom



Rear Elevation



Rear Garden

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Rear Garden

Space for Notes

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