

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**12 St Giles Close, Wendlebury,
Bicester, Oxfordshire. OX25 2PZ**

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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 Four Bedroom Detached House with Cloakroom, Living Room, Extended Kitchen/Breakfast/Dining Room, Ground Floor Bedroom with En-Suite, Family Bathroom and Second En-Suite, Front and Rear Gardens and Driveway Parking

FREEHOLD

£ 595,000

- ❖ Large Entrance Porch and Entrance Hall
- ❖ Cloakroom
- ❖ Extended Kitchen/Family/Dining Room
- ❖ Living Room
- ❖ Ground Floor Bedroom and En-Suite
- ❖ Landing
- ❖ Three Double Bedrooms to the First Floor
- ❖ Family Bathroom and Large Second En-Suite
- ❖ Front and Rear Gardens with Entertainment Area
- ❖ Driveway Parking for Three Cars

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Ground Floor:

Outside courtesy light, part-glazed security front door to:

ENTRANCE PORCH:

Front aspect windows either side of front door, plain plaster ceiling, wall-to-wall coats cupboard, glazed door to:

ENTRANCE HALL:

Oak flooring, thermostatic electric heater, staircase.

CLOAKROOM:

Side aspect PVC window, plain plaster ceiling, heated towel rail, ceramic tiled floor, dual flush close coupled WC, wash hand basin, half panelled walls.

EXTENDED KITCHEN/BREAKFAST/ DINING ROOM: 20'4 x 15'2 overall

Dining Area: 16'1 x 10'0 including built-in cupboard.

Stable door to rear lobby, plain plaster ceiling, downlighting, ceramic tiled floor, built-in cupboard, open plan to:

Kitchen Area: 10'5 x 15'2

Side aspect PVC French doors, two 'Velux' skylights, three rear aspect PVC windows, vaulted plain plaster ceiling, downlighting, ceramic tiled floor. Range of tall base and eye level units, Oak worksurface and upstands. Central island breakfast bar with 950mm drawers and two 500mm doors. 550mm tall shelved and drawer unit, 1300mm space for washing machine and tumble dryer, 500mm base unit and drawer, 600mm under sink unit, 400mm base unit with 260mm deep Belfast sink over, second 500mm base unit with drawer, 600mm space for dishwasher, 400mm base unit, 1000mm corner base unit with 500mm door and kidney trays, 1000mm "Belling" 5-ring electric range cooker with warming plate, 1000mm splashback and 1000mm extractor hood, 500mm base unit, 450mm base unit, wine rack and space for wide fridge freezer adjacent to dining area.

GROUND FLOOR BEDROOM: 12'0 x 7'11

Front aspect PVC window, plain plaster ceiling, downlighting, coving, fitted wardrobe, fitted computer desk.

EN-SUITE: 8'0 x 3'4

Side aspect PVC window, plain plaster ceiling, coving, heated towel rail, vinyl flooring, 1000mm x 780mm shower enclosure with "Triton T80Z" electric shower, dual flush close coupled WC, wash hand basin with cupboard under.

LIVING ROOM: 22'2 x 11'6

Front aspect PVC window, rear aspect PVC sliding patio door, coving, wall light point, electric heater thermostat, "Hamlet" 7KW wood burner, oak flooring, thermostatic electric heater.

First Floor:

LANDING:

Front aspect PVC window, plain plaster ceiling, access to loft space, airing cupboard.

BATHROOM: 8'4 x 6'9

Rear aspect PVC window, plain plaster ceiling, extractor fan, downlighting, ceramic tiled floor, heated towel rail, 900mm x 900mm quadrant shower with "Aqualisa" thermostatic shower, pedestal wash hand basin, dual flush close coupled WC, wide bath and tiled surrounds.

BEDROOM ONE: 15'11 x 11'6

Front aspect PVC window, plain plaster ceiling, electric heater, dressing area with fitted wardrobe and access to:

EN-SUITE: 10'11 x 5'10

Rear aspect PVC window, plain plaster ceiling, downlighting, extractor fan, heated towel rail, ceramic tiled floor, 1600mm x 900mm shower enclosure with "Aqualisa" thermostatic shower, rain head, second hand held head, sliding head support, 1510mm x 340mm single moulded unit with sink and dual flush concealed cistern WC and cupboard (*refer to photograph*).

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BEDROOM TWO: 9'10 x 8'2

Front aspect PVC window, plain plaster ceiling, electric heater, built-in wardrobe.

BEDROOM TWO: 9'11 x 8'2

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

Former Garage: 5m x 2.5m

"Banbury" constructed (*now a store*).

Timber Constructed BBQ/Entertaining Area: 4.3m x 3.5m

Built with substantial rubber sloping roof, paved patio, wood store, side access gate.

Outside:

FRONT GARDEN: refer to photograph

Driveway parking for three cars.

REAR GARDEN: refer to photographs

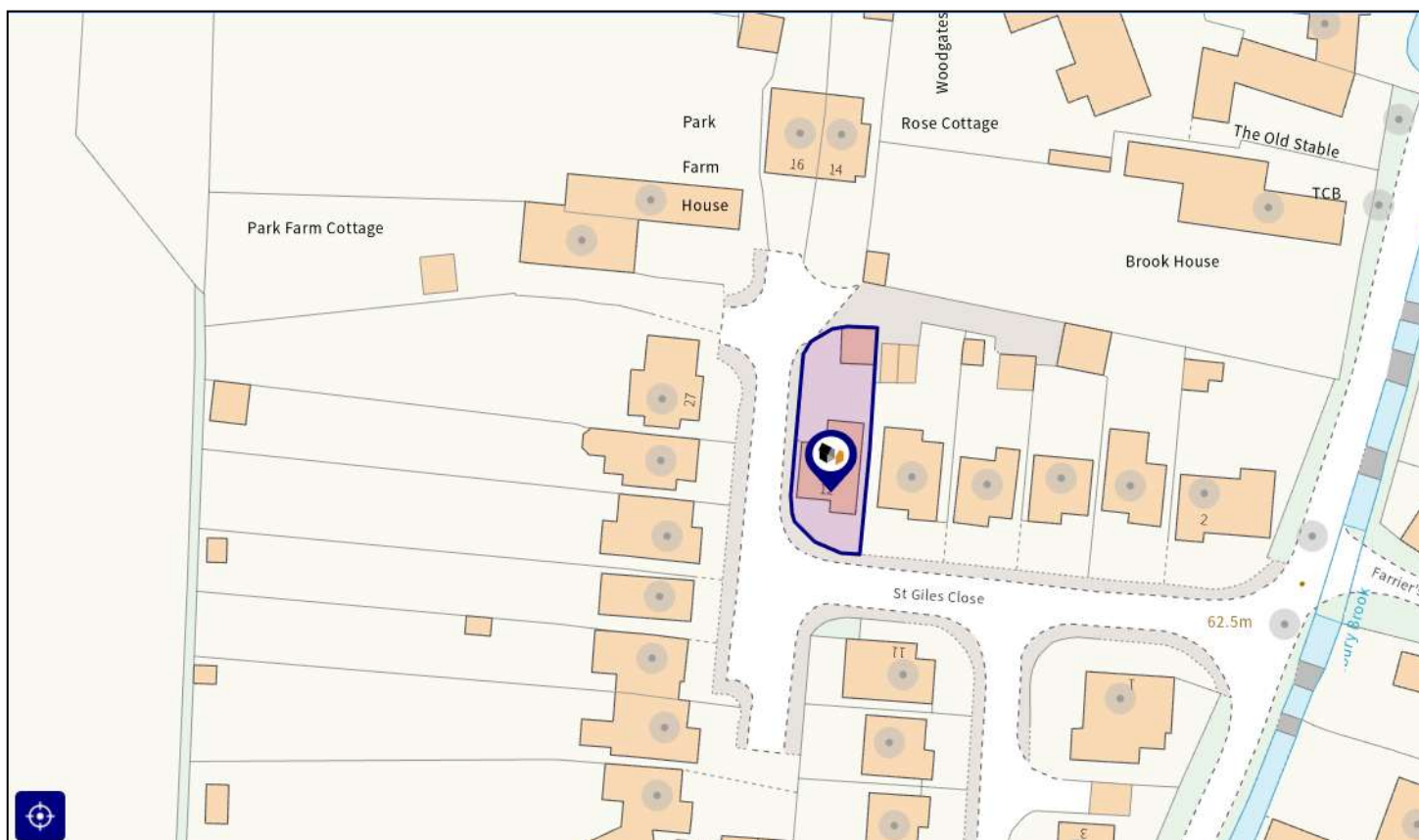
Wide side access gate, patio, side area for bins, second side access gate to front.

Key Facts for Buyers:

EPC: Rating E (50) with potential of C (78)

Council Tax: Band F

Approx. £3,760 per annum.



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Entrance Porch



Entrance Hall



Cloakroom



Ground Floor Bedroom



Ground Floor Bedroom



En-Suite to Ground Floor Bedroom



Extended Kitchen/Breakfast Dining Area

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Extended Kitchen/Breakfast Dining Area



Extended Kitchen/Breakfast Dining Area

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Dining Area



Dining Area



Living Room



Living Room



Landing

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Bathroom



Bathroom



Bedroom One



Bedroom One



View to Dressing Area and through to En-Suite

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Bedroom One En-Suite



Bedroom One En-Suite



Bedroom Two



Bedroom Two



Bedroom Three



Bedroom Three



Rear Elevation

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

EPC

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Rear Garden



Rear Garden

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Rear Garden



Rear Covered BBQ/Entertaining Area

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