

BARTON FLEMING

INDEPENDENT ESTATE AGENTS



13 Mullein Road, Bure Park, Bicester, Oxfordshire. OX26 3WE

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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, Four Reception Rooms, Kitchen Breakfast Room and Utility, Family Bathroom and Two En-Suites (one Jack-n-Jill Between Bedrooms 2 and 3), Front and Rear Gardens and Driveway Parking for Three Cars

FREEHOLD

Offers in Excess of: £ 650,000

- ❖ Entrance Hall and Cloakroom
- ❖ Study
- ❖ Kitchen Breakfast Room and Utility Room
- ❖ Living Room, Garden Room and Dining Room
- ❖ Landing
- ❖ Four Bedrooms
- ❖ Family Bathroom, En-Suite and Jack-n-Jill En-Suite
- ❖ Front and Rear Gardens
- ❖ Double Garage and Driveway Parking for 3 Cars

VIEWING
APPOINTMENT:

DAY:

TIME:

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Ground Floor:

Outside courtesy light, outside electric meter box and gas meter box, "Openreach" box, part-glazed security front door to:

PORCH:

Side aspect PVC window, plain plaster ceiling, coving, metal RCD consumer unit, radiator, luxury vinyl flooring, open plan to:

HALL:

Plain plaster ceiling, coving, radiator, luxury vinyl flooring, understairs cupboard, turning staircase, "Hive" central heating thermostat.

CLOAKROOM: 7'0 x 2'10

Side aspect PVC window, plain plaster ceiling, radiator, luxury vinyl flooring, close coupled WC, pedestal wash hand basin.

STUDY: 9'6 x 7'8

Front aspect PVC window, plain plaster ceiling, coving, radiator, BT master socket.

KITCHEN BREAKFAST: 19'5 x 10'3

Two side aspect PVC windows, plain plaster ceiling, radiator, luxury vinyl flooring. Range of tall base and eye level units, breakfast bar, laminate upstands, 300mm base unit, 600mm cutlery and pan drawers, 4-ring electric induction hob, 150mm slide out rack, 1000mm corner base unit with 500mm door, 900mm cutlery and pan drawers, second 1000mm corner base unit with 500mm door, 150mm mini drawers, 400mm base unit, 900mm cutlery and pan drawer, 400mm integrated bins, third 1000mm corner base unit with 500mm door, 600mm undersink unit, 1½ bowl sink, integrated dishwasher, 300mm tall slide-out larder, 120mm warming oven, double cavity fan oven/oven grill, second 300mm tall slide out larder, space for 1100mm fridge freezer, space for table and chairs.

UTILITY ROOM: 7'0 x 5'3

Side aspect half glazed PVC door to garden, plain plaster ceiling, extractor fan, radiator, luxury vinyl flooring, wall mounted "Ideal Logic Max System 2 S24" boiler, range of base and eye level units, roll edge laminate worksurface, integrated fridge, 900mm undersink base unit, 1½ bowl sink, space for washing machine.

LIVING ROOM: 14'11 x 14'4

Rear aspect PVC French doors to garden room, rear aspect PVC window, plain plaster ceiling, coving, two radiators, fireplace with limestone hearth, surround and mantel, living flame coal effect fire, TV point, bifold-door to:

GARDEN ROOM: 14'2 x 11'11

Brick cavity base, PVC window sections, French doors to garden, solid ceiling with slate roof and two Velux windows, downlighting, luxury vinyl flooring, underflooring heating, light and power.

DINING ROOM: 11'7 x 10'3

Rear aspect PVC French doors, plain plaster ceiling, coving, luxury vinyl flooring, radiator.

First Floor:

LANDING:

Access to loft space, radiator, airing cupboard housing "Megaflo" tank.

BATHROOM: 7'2 x 7'0

Side aspect PVC window, plain plaster ceiling, downlighting, ceramic tiled floor, extractor fan, radiator/towel rail combination, clawfoot bath, pedestal wash hand basin, shaver socket, close coupled WC.

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BEDROOM ONE: 14'10 x 11'0

Side aspect PVC window, plain plaster ceiling, radiator, TV point, 4-door built-in wardrobe, 3-door built-in wardrobe.

EN-SUITE: 10'4 x 6'4

Side aspect PVC window, front aspect PVC window, plain plaster ceiling, extractor fan, downlighting, ceramic tiled floor, chrome heated towel rail, 1500mm x 900mm shower enclosure, thermostatic shower and monsoon head, second hand head head, sliding head support, low level Victorian style WC, undermounted oval wash hand basin, marble surface and upstand and cupboard under, mix of fully tiled and half tiled walls.

BEDROOM TWO: 11'4 x 10'6

Rear aspect PVC window, plain plaster ceiling, radiator, built-in 2-door wardrobe.

JACK-N-JILL EN-SUITE: 7'0 x 7'0

Rear aspect PVC window, plain plaster ceiling, extractor fan, radiator, luxury vinyl flooring, 720mm x 720mm shower enclosure, thermostatic fixed head, pedestal wash hand basin, close coupled WC.

BEDROOM THREE: 11'4 x 10'6

Rear aspect PVC window, plain plaster ceiling, radiator, built-in wardrobe (2100mm).

BEDROOM FOUR: 10'7 x 8'1

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

Outside:

FRONT GARDEN: refer to photograph

REAR GARDEN: refer to photographs
Gate.

DOUBLE GARAGE: 17'3 x 16'4

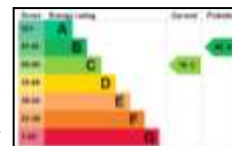
Twin up and over doors, light and power, side door to garden, driveway parking for three cars.

Key Facts for Buyers:

EPC: Rating of C (75).

Council Tax: Band E

Approx. £3,011 per annum.



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Entrance Hall and Cloakroom



Study



Kitchen Breakfast Room



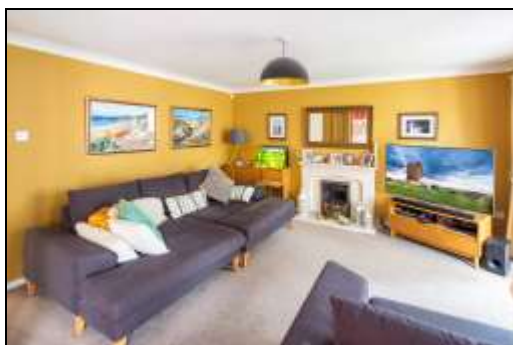
Kitchen Breakfast Room



Kitchen Breakfast Room



Utility Room



Living Room



Living Room

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Living Room



Garden Room



Dining Room



Dining Room



Bathroom



Bedroom One



Bedroom One



En-Suite to Bedroom One

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Bedroom Two



Bedroom Two



Jack-n-Jill En-Suite Between Beds 2 and 3



Bedroom Three



Bedroom Three



Bedroom Four



Rear Garden



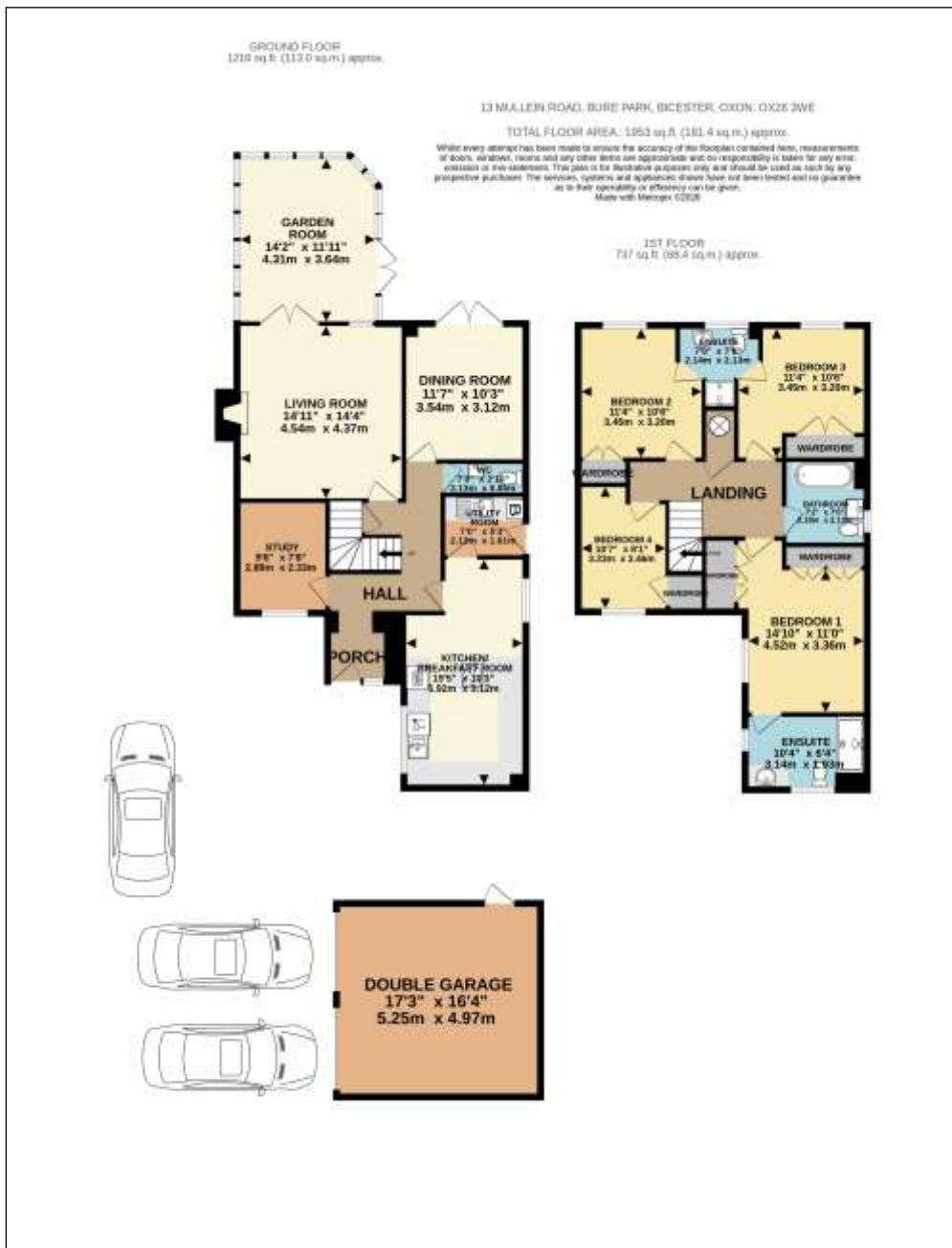
Rear Garden

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