



38 Poplars Road, Chacombe, Banbury, Oxon OX17 2JY
Guide Price £495,000

**Stanbra
Powell** Estate Agents
Valuers
Property Lettings





Immaculately presented four bedroom detached family home.

Entrance hallway | Downstairs cloakroom | Living room | Kitchen/dining/family room | Four bedrooms | Refitted bathroom | Corner plot garden | Ample parking

Located in the much sought-after village of Chacombe is this immaculately presented four bedroom detached family home. The property benefits from two reception rooms, refitted kitchen/dining/family room, four bedrooms, refitted bathroom, good sized corner plot garden and ample driveway to the front.

Ground Floor

Covered porch area with a composite door leading to the entrance hall.

Entrance hallway: Limestone tile flooring. Radiator. Stairs rising to first floor.

Cloakroom: Refitted two piece white suite comprising low level WC, wash handbasin with built-in storage cupboard underneath. Tiling to splashback areas. Radiator. UPVC double glazed obscured window to front aspect. Wall-mounted electric fuse box.

Living room: UPVC double glazed bay window to the front aspect. Radiator. Feature log burner with exposed flue. Double doors opening into dining room with UPVC double glazed bi-fold doors opening onto a rear patio. Radiator. Ample space for dining table and chairs.

Excellent size L-shaped kitchen/dining/family room:

Limestone flooring throughout.

Kitchen: Refitted modern kitchen. Range of base and eye level units. Granite worktops. Tiling to splashback areas. Built-in appliances include fridge/freezer, oven hob with extractor above, sink unit, washing machine, space and plumbing for dishwasher and American-style fridge freezer. Sunken spotlights. UPVC double glazed window overlooks the rear garden. Four Velux windows provide a great deal of natural light into the space which are operated by switches in the kitchen as well as having automatic shutters when raining. Radiator. UPVC double glazed window to front aspect and UPVC double glazed bi-fold doors opening up onto the rear patio.

First Floor

Landing: Airing cupboard housing hot water tank. UPVC double glazed window to side aspect. Access to loft which is partially boarded.

Bedroom one: Double bedroom with UPVC double glazed window to front aspect. Radiator.

Bedroom two: Double bedroom with UPVC double glazed window overlooking the rear garden. Radiator.

Bedroom three: Good sized single bedroom with UPVC double glazed window overlooking the rear garden. Radiator.

Bedroom four: Single bedroom with UPVC double glazed window to the front aspect. Radiator.

Bathroom: Refitted by the current owner. Three piece white suite comprising low level WC, wash handbasin with built-in storage cupboards underneath and drawers, large double shower cubicle with rainfall shower head over and additional shower attachment. Limestone tiled flooring and fully tiled limestone walls. Sunken spotlights. UPVC obscured window to the side aspect. Heated towel rail.

Outside

Front: Large block-paved driveway provides parking for approximately four vehicles, with an additional lawned area which could be turned into additional parking if required.

Rear garden: Stepping out onto a large paved patio area which continues around the side of the property. The rest of the garden is mostly laid to lawn with many mature flower and shrub borders. Oil boiler and tank. Gated side access. The garden is enclosed mostly by timber panel fencing. Outside tap. Brick storage area with a UPVC double glazed window and door, power and light connected.

Services: All
Authority: South Northants Council

Council Tax Banding: D



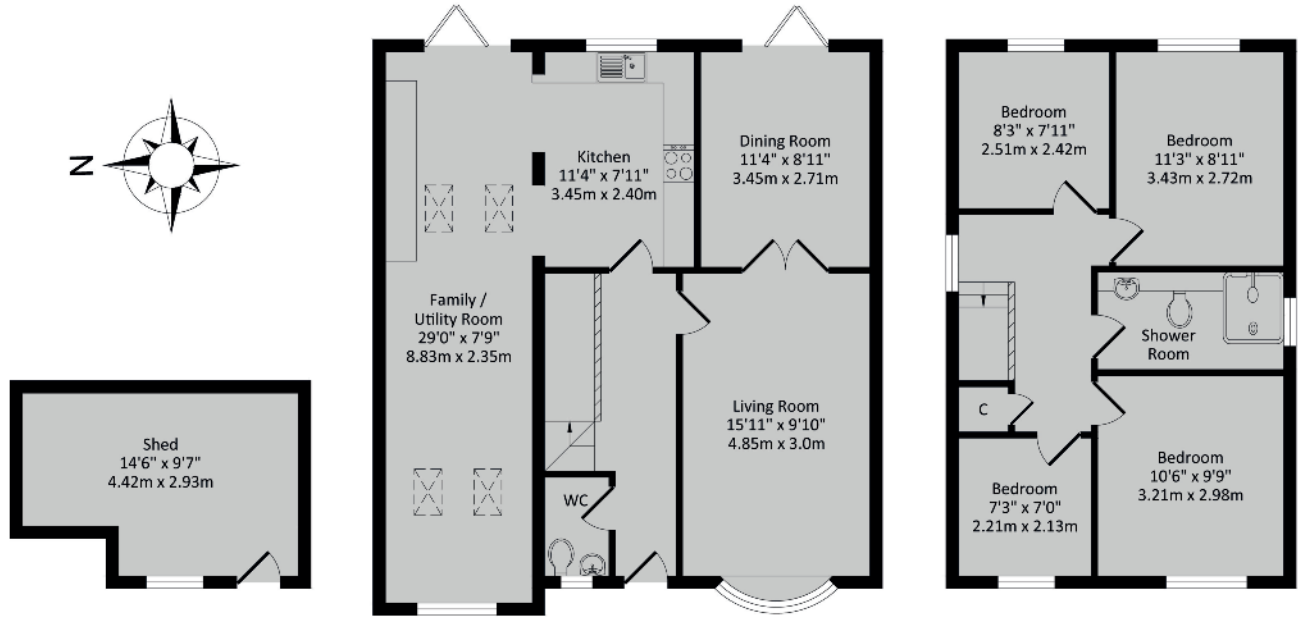


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Shed
126 sq.ft. (11.70 sq.m.) approx.

Ground Floor
718 sq.ft. (66.70 sq.m.) approx.

First Floor
471 sq.ft. (43.80 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1315 sq.ft. (122.20 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Important Agent's Note All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

Viewing: Through appointment with Stanbra Powell



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