



14 Adderbury Court, Adderbury, Banbury, Oxon OX17 3NN
£450,000 Freehold

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An Extremely Well-Presented Three Bedroom Detached Home

Situated within the highly sought after village of Adderbury, and within easy walking distance of a range of local amenities, including village pubs and the primary school, this attractive stone built detached home is presented in excellent order throughout.

Ground Floor

Entrance Hallway: Accessed via a UPVC double glazed front door, the entrance hallway features tiled flooring, a wall mounted radiator and a staircase rising to the first floor. Doors lead to the ground floor accommodation.

Living Room: A pleasant dual aspect reception room featuring an attractive central stone fireplace with an open fire, creating a charming focal point. A wall mounted radiator provides heating, while UPVC double glazed windows overlook the front garden. UPVC double glazed double doors open onto the rear patio, allowing natural light into the room and providing direct access to the garden.

Kitchen/Dining Room: Refitted by the current owners with a range of base and eye level units, complemented by quartz work surfaces and tiled splashbacks. Integrated appliances include an oven, four ring induction hob with extractor hood above, fridge freezer and dishwasher. Tiled flooring extends throughout the room, and there is ample space for a dining table and chairs. A UPVC double glazed window overlooks the front garden, while double doors open onto a side patio area, providing a convenient connection to the outside space. The room also benefits from a wall mounted radiator and a wall mounted fuse box.

Inner Hallway: The inner hallway provides access to the living room and integral garage. There is tiled flooring, a useful storage cupboard and access to:

Cloakroom: Fitted with a white two piece suite comprising a low level WC and wash hand basin. The room also benefits from tiled flooring, tiled splashback areas and a wall-mounted radiator.

Integral Garage: The integral single garage has a brick built construction beneath a pitched roof and is accessed via double wooden doors from the driveway. The garage offers useful storage and utility space, with power and lighting connected, plumbing and space for a washing machine and tumble dryer, and a UPVC double glazed door opening onto the rear patio. There is also an obscured UPVC double glazed window to the rear aspect. A Worcester boiler is wall mounted within the garage and is serviced annually.

First Floor

Landing: The first floor landing provides access to all three bedrooms and the family bathroom. A UPVC double glazed window overlooks the rear aspect, while an airing cupboard houses the hot water cylinder. There is also access to the loft, which benefits from a pull down ladder, lighting and boarding, providing useful additional storage.

Bedroom One: A well-proportioned double bedroom featuring a UPVC double glazed window to the side aspect and a wall-mounted radiator. A door leads to the en-suite shower room.

En-Suite Shower Room: Fitted with a white three piece suite comprising a low level WC, wash hand basin and separate shower cubicle with shower over. The room also benefits from tiled splashback areas, a wall mounted heated towel rail and an obscured UPVC double glazed window to the front aspect.

Bedroom Two: A double bedroom with a UPVC double glazed window overlooking the front aspect, a wall-mounted radiator and a built-in wardrobe.

Bedroom Three: A good sized single bedroom with a UPVC double glazed window overlooking the rear garden and a wall mounted radiator.

Family Bathroom: Fitted with a white three piece suite comprising a low level WC, wash hand basin and panelled bath with shower over. Further features include tiled splashback areas, a wall-mounted heated towel rail and an obscured UPVC double glazed window to the front aspect.

Outside

Front and Side Gardens: The property enjoys attractive front and side gardens, enclosed by a brick wall and accessed through a gated entrance. These areas provide a useful additional outdoor space and could be utilised as the principal garden if desired. The gardens incorporate a lawn, mature flower and shrub beds, established border planting and a large patio area accessed directly from the kitchen/dining room. An outside tap is also provided, while further gated access leads to the driveway and garage.

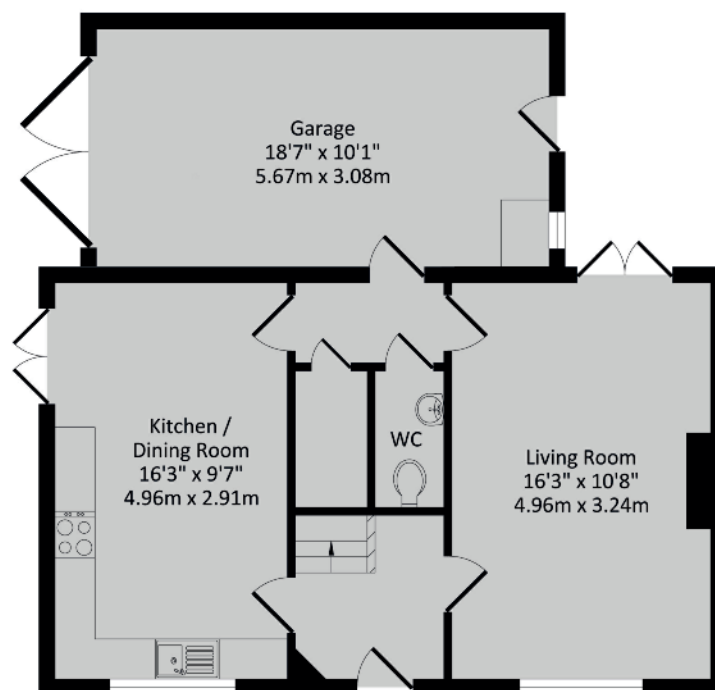
Rear Garden: Accessed from the living room and garage, the rear garden begins with a generous patio area, ideal for outdoor dining and entertaining. A pathway continues along the side of the property towards the front garden, with an outside tap provided for convenience. The remainder of the rear garden is predominantly laid to shingle, complemented by flower and shrub borders. Facing west, the garden enjoys a good degree of afternoon and evening sunshine, making it a particularly pleasant space in which to relax during the warmer months.

Services: All Council Tax Banding: E
Authority: Cherwell District Council

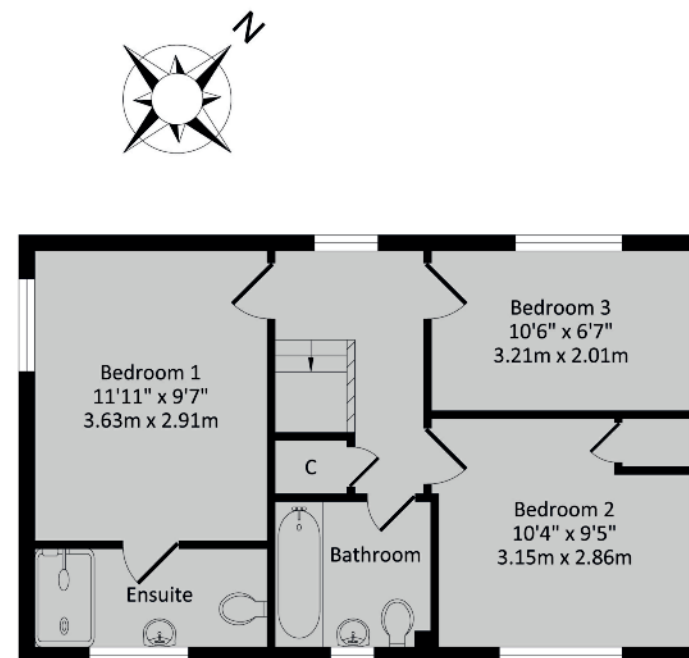




Ground Floor
 633 sq.ft. (58.80 sq.m.) approx.



First Floor
 438 sq.ft. (40.70 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1071 sq.ft. (99.50 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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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