



22 Bannerman Drive, Brackley, NN13 6HS

Guide Price £325,000

**Hatfield
Shaw & Co**
INDEPENDENT ESTATE AGENTS



Bedrooms: 3

Bathrooms: 1

Receptions: 2

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An extended two/three-bedroom family home, situated at the end of a quiet cul-de-sac within walking distance of Brackley town centre. Offering a modern open-plan kitchen-diner-family room with a vaulted ceiling and skylights, a spacious lounge and off-road parking, this property provides generous and versatile living accommodation, ideal for growing families.

Originally built as a three-bedroom home, the property has been reconfigured to create two generous double bedrooms. However, the current owners are willing to reinstate the partition wall prior to completion, returning the property to its original three-bedroom layout should a buyer require it.

Upon entering the property, you are welcomed into a spacious lounge, perfect for relaxing or entertaining. The impressive open-plan kitchen-diner offers an excellent range of cupboard and worktop space, creating the heart of the home, while the adjoining family area provides a flexible space that could be used as a playroom, home office or second sitting room.

Upstairs, there are currently two generous double bedrooms, both benefiting from built-in wardrobes, along with a well-appointed family bathroom.

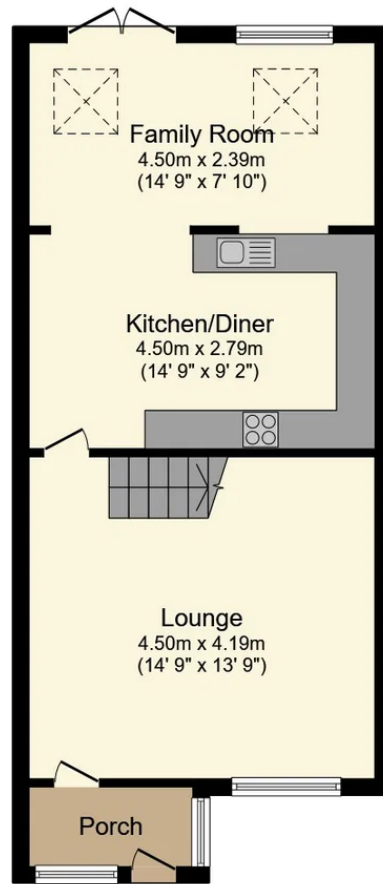
Outside, the rear garden is mainly laid to lawn with a paved patio area and a timber garden shed, providing a low-maintenance outdoor space to enjoy. To the rear of the property, there is off-road parking for two vehicles. To the front is a spacious garden laid to lawn.

This fantastic home combines spacious and versatile living accommodation with a popular location, making it an excellent choice for first-time buyers, growing families and investors alike.

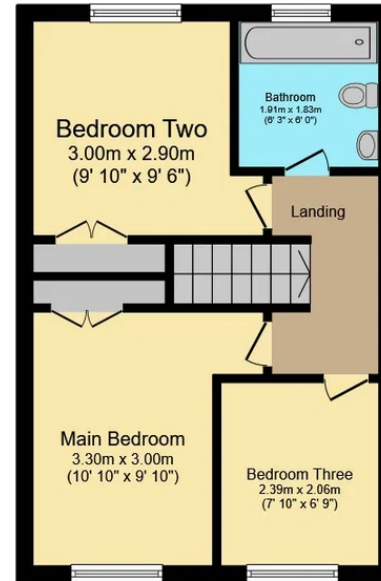
Freehold. EPC band TBC. Council tax band B. Mains gas, electricity, water, and drainage. Gas to radiator central heating. Brick and block construction with tiles roof. Superfast broadband (1,000 Mbps) available. "Good mobile phone coverage" (O2). No restrictions. Level access. Very low risk of flooding. Off-road parking for two vehicles to the rear of the property.







Ground Floor



First Floor

Total floor area: 77.3 sq.m. (832 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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