



Connells

Charlotte Avenue
BICESTER

Property Description

Situated within the highly sought-after Elmsbrook Eco Village development, this well presented three-bedroom home offers stylish and energy-efficient living in a thriving and family-friendly community.

The property has a welcoming entrance hall, providing access to the principal ground floor accommodation. To the front, a well-appointed fitted kitchen diner offers an excellent space for both everyday living and entertaining, with ample storage and worktop space. To the rear, the bright and spacious living room enjoys plenty of natural light and provides direct access to the rear garden. The ground floor also benefits from a cloakroom.

Upstairs, the first floor comprises three well-proportioned bedrooms, the main bedroom with its own en-suite shower room. Two further bedrooms are served by a modern family bathroom, making the property ideally suited to families, professionals, or those seeking additional home office space.

Externally, the property has a garage with off-street parking, while the enclosed rear garden provides a pleasant space for relaxation and outdoor dining.

As part of the Elmsbrook Eco Village, the home incorporates a range of sustainable features designed to reduce energy consumption and running costs, including solar panels, rainwater harvesting system to name a few, combining contemporary accommodation with innovative eco-friendly design, this excellent home presents an opportunity to enjoy modern living in one of the area's most desirable developments



Entrance Hall

Under stairs storage cupboard, access to kitchen diner, living room, cloakroom and stairs

Cloakroom

Tiled floor, wc, basin, window to front of property

Kitchen Diner

Tiled floor, wall and base units, integrated oven, induction hob, extractor, dishwasher, washing machine, fridge freezer, window to front of property, double doors to living room

Living Room

Carpet, under stairs storage cupboard, double doors to kitchen diner, double doors and window to rear garden

Landing

Carpet, access to bedrooms and bathroom, over stairs storage cupboard, loft access point

Bedroom One

Double bedroom, carpet, built in two door sliding storage cupboard, window to rear of property, access to en-suite.

En-suite- Tiled floor, Walk in shower, wc, basin, extractor, towel rail, window to rear of property

Bedroom Two

Double bedroom, carpet, window to front of property

Bedroom Three

Single bedroom, carpet, window to front of property

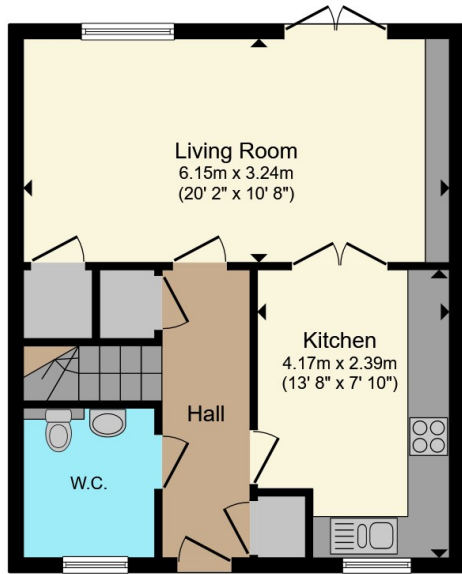
Family Bathroom

Tiled floor, partially tiled walls, bath with overhead shower and glass screen, wc, basin, towel rail

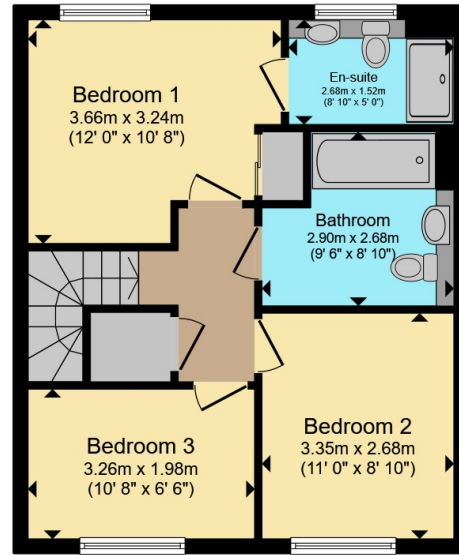
Garage

Up and over door, power and lighting

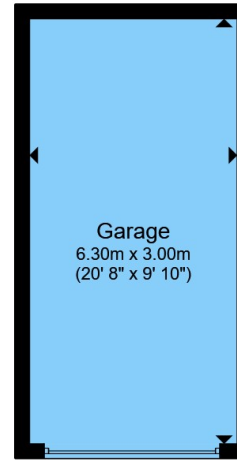




Ground Floor



First Floor



Garage



Total floor area 110.8 m² (1,193 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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



To view this property please contact Connells on

T 01869 244761
E bicester@connells.co.uk

5 Market Square
 BICESTER OX26 6AA

EPC Rating: A Council Tax Band: D

view this property online connells.co.uk/Property/BIC309728

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BIC309728 - 0004