



5 Arundel Close, Kings Sutton, Banbury, Oxon OX17 3QZ
'Guide Price' £315,000 Freehold

**Stanbra
Powell** Estate Agents
Valuers
Property Lettings





Well presented two bedroom detached village bungalow

Entrance hallway | Living/dining room | Refitted kitchen | Two double bedrooms | Bathroom | Pleasant rear garden | Driveway | Converted garage | No onward chain

Located in the much sought after village of Kings Sutton, is this extremely well presented two bedroom detached bungalow. The property benefits from living/ dining room, two double bedrooms, refitted kitchen, bathroom, pleasant rear garden, and converted garage ideal for a home office. The property also has a driveway for two vehicles and is offered for sale with no onward chain.

Accommodation

Covered porch area.
Access via composite door to entrance hallway.

Entrance hallway: Radiator. Laminate wood flooring. Doors to all accommodation. Access to loft, which has a pull down ladder, partly boarded and there is a light as well as housing the boiler, which was installed in 2015 and is serviced annually.

Living/dining room: Space enough for sofa suite and dining table and chairs. UPVC double glazed window to front aspect. Radiator. Laminate wood flooring.

Kitchen: Refitted by the current owners, a range of modern base and eye level units with laminate wood effect worktop. Built-in sink unit, as well as oven, and four ring induction hob with extractor hood above. Space and plumbing for washing machine and drinks fridge. Built-in fridge freezer. Built-in slimline dishwasher. Tiling to splashback areas. Radiator. Tiled flooring. UPVC double glazed window overlooks the rear garden. UPVC double glazed stable door leading out onto rear garden.

Bedroom one: Large double bedroom with UPVC double glazed window overlooking rear garden. Radiator. Laminate wood flooring.

Bedroom two: Double bedroom with UPVC double glazed window to front aspect. Radiator. Laminate wood flooring. Built-in shelving and cupboards. Wall mounted fuse replaced in 2019.

Bathroom: Three piece white suite comprising low level WC, wash handbasin, panel bath with shower over. Tiling to splashback areas. Tiled flooring. Wall mounted heated towel rail.

Outside

Front: Wraparound plot, mostly laid to lawn, with concrete driveway for two vehicles. Pathway leads to the front door.

Garden: Mostly laid to lawn. Pathway around the side. Patio seating area, raised planters. Outside power point and outside tap. Gated side access leading to driveway and garage. The garden is enclosed by mostly close board fencing and a brick wall.

Garage: Front of the garage is used for storage and also houses a separate fuse box for the office and has a metal up and over door. Most of the garage has been converted into an office which has been insulated, has power, lighting and heating by way of a wall mounted electric heater. UPVC double glazed window that overlooks the garden and UPVC double glazed door.

Agents Note

Windows were all replaced in 2020.

Kings Sutton

Kings Sutton is a well-served village, situated on the Northamptonshire/Oxfordshire borders approximately 4 miles south east of Banbury. The village amenities include a primary school, co-op, post office, two churches, two pubs and playing fields. There is also a railway station, providing services to Oxford and London.

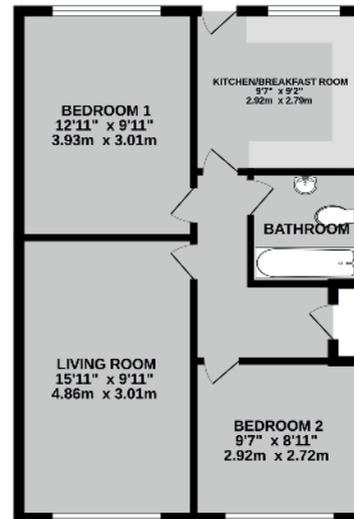
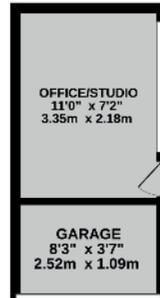
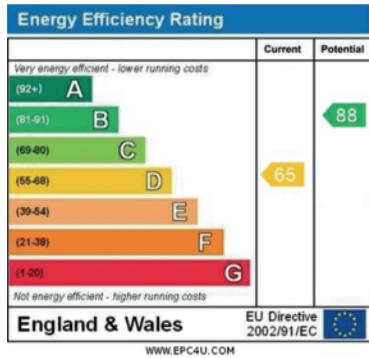
Services: All Council Tax Banding: C
Authority: South Northants Council

Directions: From Banbury Cross proceed south on the Oxford Road for approximately two and a half miles and upon reaching Twyford take the left turn on the Kings Sutton road. Upon entering the village of Kings Sutton take the first left turn into Sandringham Road; second left into Hampton Drive; first right onto Balmoral Way turn right onto Blenheim Rise and right into Arundel Close.





688 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA: 688 sq.ft. (63.9 sq.m.) approx.
 Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, cornices 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.
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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.

5/6a Horsefair, Banbury,
 Oxon OX16 0AA
 t: 01295 221100
 e: post@stanbra-powell.co.uk

Viewing: Through appointment with Stanbra Powell



stanbra-powell.co.uk

