





Property Description

This immaculate and modern four-bedroom detached family home, built by Bloor Homes in 2019 and offered to the market with no onward chain, enabling a smooth and speedy move.

The property benefits from the remainder of the NHBC warranty and is situated in a sought-after residential setting close to local schooling, parks, and everyday amenities.

The accommodation is arranged over two well-planned floors. The ground floor includes a welcoming hallway with quality flooring, a spacious sitting room to the front, a cloakroom, and a superb open-plan kitchen/diner spanning the rear of the home. The kitchen is fitted with contemporary units, integrated appliances and French doors opening onto the garden. A useful utility room provides additional storage and external access.

Upstairs, the light and spacious landing leads to four well-proportioned bedrooms, including a generous main bedroom with fitted wardrobes and a private en-suite. There is also a modern family bathroom with stylish fittings.

Outside, the property enjoys a good-size rear garden with lawn and patio, ideal for families or entertaining. To the front there is a wide

driveway providing parking for multiple vehicles and access to a single garage with power and lighting.

A pristine, move-in-ready home in a desirable location — perfect for families or anyone seeking a modern detached property with excellent amenities close by.

Anti Money Laundering

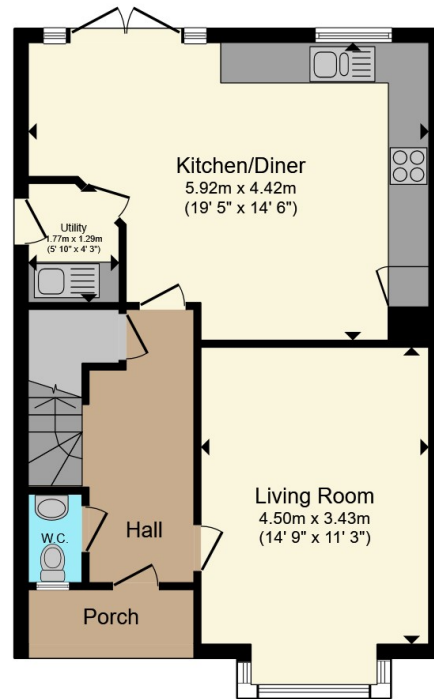
Please be aware that in line with UK regulatory requirements, if your offer is successful, we will require ID and proof of addresses from all buyers prior to formally processing any accepted offers.

An AML fee of £80 (Including VAT) is also payable at this stage and covers the cost of carrying out the required identify and anti-money laundering checks. Once the payment has been taken and the checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

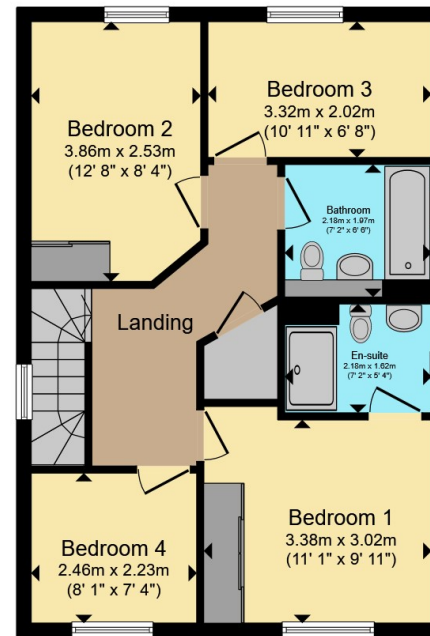








Ground Floor



First Floor

Total floor area 107.2 m² (1,154 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

Connells

To view this property please contact Connells on

T 01295 268 101
E banbury@connells.co.uk

33 Bridge Street
BANBURY OX16 5PN

EPC Rating: B Council Tax
Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/BAN309886



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: BAN309886 - 0003