



28 Rattley Road, Banbury, Oxon OX16 9GH
£485,000 Freehold

**Stanbra
Powell** | Estate Agents
Valuers
Property Lettings



An immaculate four bedroom detached property located on the edge of Banbury enjoying a no through road position within this sought after development.

Entrance hall | Dual aspect living room | Open plan kitchen/family dining room | Utility | Downstairs cloak/WC | Master bedroom en-suite | Three further first floor bedrooms | Established rear garden | Full garden to front | Garage | Block paved driveway

Providing well balanced accommodation throughout and offered in excellent decorative order, a double fronted four bedroom detached house complemented by an established walled rear garden. The property also benefits from larger than average single garage and block paved driveway.

Ground Floor

Canopy porch leads to front door. Front door leads to:

Entrance hall: Stairs rising off to first floor. Thermostat for heating.

Ground floor cloak/WC: White suite comprising of pedestal hand basin. Low level WC. Tiling to splashback areas.

Living room: Dual aspect. Double glazed window to front. Double glazed window to side. Double glazed doors giving access to the garden. From the hallway door through to:

Open plan kitchen/family dining room: Kitchen area comprising of one and a half sink unit and drainer. Comprehensive range of contemporary white fronted integrated handle wall and base units with ample Quartz work surfaces and splashbacks. Cupboard housing Ideal gas boiler for domestic hot water and central heating. Free space for American style fridge freezer. Integrated stainless steel double oven and grill. Integrated dishwasher. Double glazed windows overlooking garden. Patio doors giving access to the garden. Double doors to:

Utility: Wall and base units. Work surfaces. Free space for plumbing washing machine.

First Floor

Landing: Access to loft. Useful airing cupboard.

Master bedroom: Generous double bedroom to front aspect. Thermostat for heating.

En-suite: Double width shower cubicle. Pedestal hand basin. Low level WC. Tiling to splashback areas. Extractor. Radiator.

Bedroom two: Double bedroom to front aspect with fitted wardrobe.

Bedroom three: Double bedroom to rear aspect.

Bedroom four: Single bedroom to rear aspect. Currently used as a dressing room.

Bathroom: Contemporary white suite comprising of panelled bath with Mira electric shower over. Pedestal hand basin. Low level WC. Tiling to splashback areas.

Agents Note: The property also benefits from Solar panel heating. The windows are all UPVC. Gas radiator heating throughout.

Outside

Rear garden: Enclosed by brick walling. Established laid to lawn with patio area. Flower shrubs and bushes. Outside power points. Outside tap. Garden measures approximately 35 ft in length. Pedestrian gate giving access to the driveway. Blocked paved driveway providing off road parking for two to three vehicles leading to larger than average brick garage.

Garage: Light and power connected. Pitched roof.

The property also benefits from an electrical car charging point.

Front: Low maintenance laid to shingle pathway to front door.

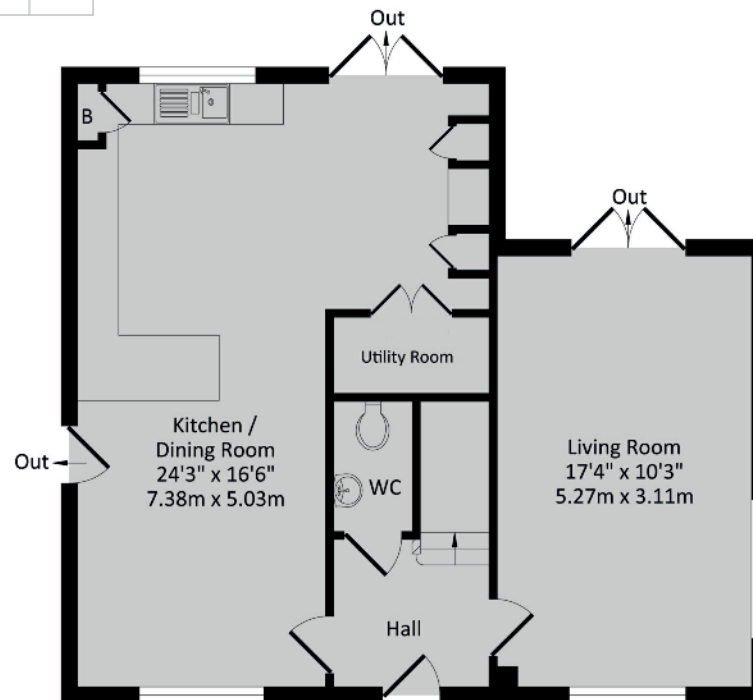
Services: All Council Tax Banding: E
Authority: Cherwell District Council



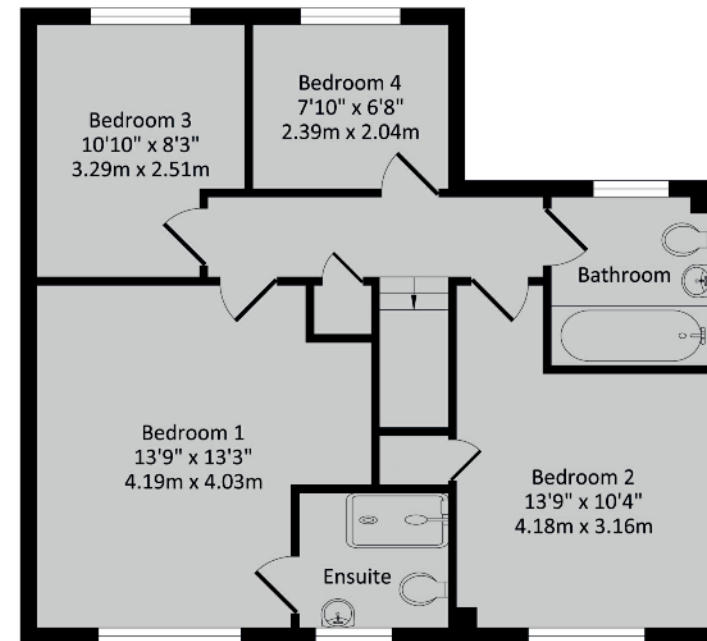


Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor
581 sq.ft. (54.0 sq.m.) approx.



First Floor
581 sq.ft. (54.0 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1162 sq.ft. (108.0 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.

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.

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