Connells

Tyrrell Road
Banbury

Tyrrell Road
Banbury OX16 9WT

for sale
£425,000

Property Description

Welcome to 9 Tyrrell Road, a beautifully presented four-bedroom semi-detached home tucked away in a peaceful cul-de-sac in Banbury. Built in 2018 and offering approximately 1,195 sq ft of living space, this modern property combines comfort, efficiency, and versatility.

The ground floor features a welcoming entrance hall, a spacious living room with direct areas to the garden and a contemporary open-plan kitchen/dining area with integrated appliances.

Upstairs, you'll find four well-proportioned bedrooms, including a master with ensuite, and a sleek family bathroom.

The current owners have enhanced the property with thoughtful upgrades, most notably the addition of a high-quality garden office/studio—a fantastic space for remote working, hobbies, or guest accommodation.

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The rear garden is private and well-maintained, and there's driveway parking to the front.

Located close to Queensway School and within easy reach of Banbury and Kings Sutton stations, this home is ideal for families or professionals seeking a modern, flexible living space in a well-connected location.

Entrance Hall

A welcoming entrance with neutral décor, providing access to the main living areas and staircase. Includes a downstairs WC for added convenience.

Cloakroom

Living Room

16' 7" x 11' 2" (5.05m x 3.40m)

Bright and spacious with a large front-facing window, this comfortable lounge offers a relaxing space for family life or entertaining. Finished with modern flooring and clean lines.

Kitchen/Dining Room

15' 7" x 9' 7" (4.75m x 2.92m)

A stylish open-plan kitchen and dining area with integrated appliances, ample worktop space, and room for a family dining table. French doors open directly onto the rear garden, creating a seamless indoor-outdoor flow.

First Floor

Bedroom Two

13' 4" x 8' 10" (4.06m x 2.69m)

A spacious double bedroom overlooking the rear garden, ideal as a guest room or secondary master.

Bedroom Three

9' 9" x 7' 7" (2.97m x 2.31m)

A comfortable single or small double room, perfect for a child’s bedroom, home office, or dressing room.

Bedroom Four

9' 8" x 9' (2.95m x 2.74m)

Another versatile single room, suitable for a nursery, study, or additional storage.

Bathroom

A modern three-piece suite including a bath with shower over, WC, and basin. Finished with stylish tiling and a clean, contemporary feel.

Second Floor

Bedroom One

13' 3" x 12' 3" (4.04m x 3.73m)

A generous double bedroom with built-in storage and a sleek ensuite shower room. Positioned at the front of the property for privacy and natural light.

En-Suite

Modern and well-appointed with a walk-in shower, WC, and wash basin. Finished with contemporary tiling and chrome fittings.

Outside

Garden

A standout feature of the home: a professionally built, insulated garden studio with power and lighting. Perfect for remote working, creative projects, or guest accommodation.

Garden Office/Studio

A standout feature of the home: a professionally built, insulated garden studio with power and lighting. Perfect for remote working, creative projects, or guest accommodation.

Garage & Driveway

Off-road parking for multiple vehicles, located at the front of the property.

Ground Floor **First Floor** **Second Floor** **Outbuilding**

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.focalagent.com

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33 Bridge Street
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EPC Rating: B

Council Tax
Band: D

Tenure: Freehold

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