



1 Anstee Close, Banbury, Oxon OX16 9ZW
£499,950

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





An extremely well presented four bedroom detached family home.

Entrance hallway | Cloakroom | Living room | Kitchen/dining/family room | Utility | Four double bedrooms, en-suite to master | Family bathroom | Pleasant landscaped rear garden | Single garage | Driveway | NHBC guarantee | UPVC double glazing

Built by Redrow Homes in 2020 is this impressive four bedroom detached family home. The property benefits from well-proportioned accommodation including excellent size kitchen/family/dining room, large living room, utility room, cloakroom, four double bedrooms with en-suite to master, family bathroom, single garage, driveway and landscaped rear garden.

Ground Floor

Covered porch.
Composite door to entrance hallway.

Entrance hallway: Radiator. Understairs storage cupboard. Stairs rising to first floor. Amtico flooring. Decorative wall panelling.

Living room: Excellent size room with a good degree of natural light. Window to front aspect, two windows to side. Two radiators. Decorative wall panelling.

Cloakroom: Two piece white suite comprising of low level WC and wash handbasin. Amtico flooring. Radiator. Extractor fan. Sunken spotlights.

Kitchen/family/dining room: Excellent size room for a family with ample space for play area and good size dining table. Range of base and eye level units with laminate Granite effect worktop. Tiling to splashback areas. Built-in appliances including dishwasher, 4 ring gas hob with extractor hood above, double oven and fridge/freezer. Tiling to splashback areas. One and a half bowl sink unit with pull-out spray tap. Amtico flooring. Two radiators. Sunken spotlights. Window to side aspect, one window to rear aspect. Double French doors opening onto rear patio.

Utility room: Cupboard housing Vaillant boiler. Worktop with built-in stainless steel sink unit. Space and plumbing for washing machine and dryer. Further storage cupboard. Tiling to splashback areas. Amtico flooring. Radiator. Wall mounted fuse box. Composite door leads to driveway.

First Floor

Landing: Access to loft. Radiator. Window to front aspect. Airing cupboard.

Master bedroom: Window to side aspect. Radiator. Built-in wardrobes.

En-suite: Three piece white suite comprising of low level WC, wash handbasin and double shower cubicle with fixed sliding door. Tiling to splashback areas. Heated towel rail. Window to side aspect. Sunken spotlights. Extractor fan.

Bedroom two: Double bedroom with window to front aspect. Radiator.

Bedroom three: Good size double room with windows to front and side aspects. Radiator.

Bedroom four: Good size double room with window overlooking rear garden. Radiator.

Family bathroom: Three piece white suite comprising of low level WC, wash handbasin, panelled bath with fixed shower screen and Bar shower over. Tiling to splashback areas. Heated towel rail. Sunken spotlights. Extractor. Window to rear aspect.

Outside

Front: Slated flower and shrub borders surrounding the property. Outside lighting. Pathway leading to front door. Ample visitor parking to front of the property.

Driveway to the rear with parking for two/three vehicles. Access to garage.

Rear garden: South facing aspect. Paved patio area, the rest of the garden is mostly laid to lawn. Gated side access to driveway and rear of the garden. To the rear is a large decked area with built-in lighting, partially enclosed by raised flower beds. Two double outside power points. Outside tap. The garden is enclosed by garage, stone wall and fencing.

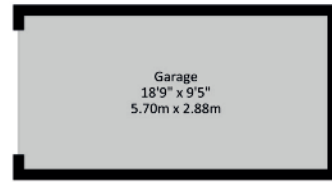
Brick built single garage: Metal up and over door. Power and light connected. Eaves storage.

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

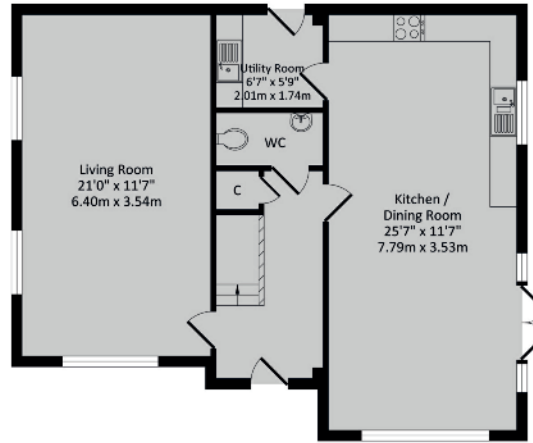




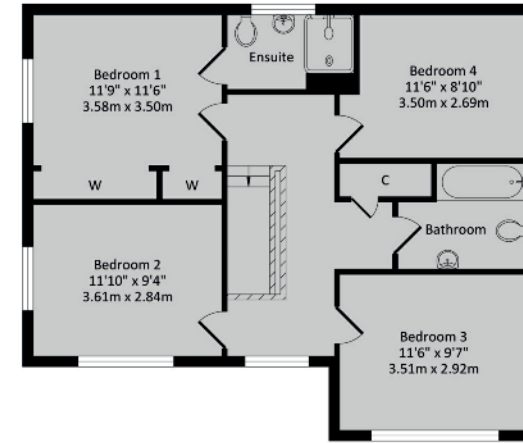
Garage
 77 sq.ft. (16.40 sq.m.) approx.



Ground Floor
 702 sq.ft. (65.20 sq.m.) approx.



First Floor
 692 sq.ft. (64.30 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1571 sq.ft. (145.90 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	85	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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.

Viewing: Through appointment with Stanbra Powell



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