



31 Friswell Road, Banbury, Oxon OX16 9NW
£465,000

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





A well presented detached house located on this sought after development on the western edge of Banbury.

Entrance hall | Cloakroom | Living room with bay window | Kitchen/breakfast/family room | Utility | Master bedroom with en-suite | Three further first floor bedrooms | Bathroom | Enclosed rear garden | Garden to front | Single garage | Paved driveway

Providing well-balanced accommodation throughout, a modern four bedroom detached house within close proximity of many amenities. The property benefits from a garage and ample off road parking.

Ground Floor

Canopy porch.
Front door.

Entrance hall: Stairs rising to first floor. Useful understairs storage cupboard. Thermostat for heating. Door to cloakroom.

Amtico flooring throughout the hallway, kitchen/breakfast room and utility.

Cloakroom: White suite comprising of wall hung handbasin and low level WC. Tiling to splashback areas.

Living room: Feature walk-in bay window to front aspect.

Open plan kitchen/breakfast room/family room: Kitchen area comprising of stainless steel bowl and a half sink unit and drainer. Comprehensive range of contemporary wall and base units. Ample work surfaces. Integrated 5 ring stainless steel gas hob with double oven and grill under, extractor over. Integrated fridge/freezer. Integrated dishwasher. Window overlooking garden. Dining area has casement doors giving access to garden.

Utility: Access via the kitchen. Cupboard housing Ideal gas boiler for domestic hot water and central heating. Free space and plumbing for washing machine. Door to side aspect.

First Floor

Landing: Access to loft. Useful store cupboard.

Master bedroom: Double bedroom to rear aspect with fitted wardrobes. Door to en-suite.

En-suite: Fully tiled shower cubicle with rainfall shower unit and hand held mixer tap, low level WC and handbasin with inset vanity unit. Further tiling to splashback areas. Shaver socket.

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

Bedroom three: Double bedroom to rear aspect.

Bedroom four: Double bedroom to front aspect.

Bathroom: Contemporary white suite comprising of panelled bath with mixer tap shower, handbasin with inset vanity unit and low level WC. Further tiling to splashback areas. Heated towel rail. Recessed spotlights.

Outside

Rear garden: Enclosed by close board and fencing. Large patio area. Raised decking area. Area laid to lawn. Area laid to shingle. The garden measures approximately 35 ft in length. Gate to side leading to driveway.

Front: Open-plan front garden, laid to lawn. Pathway to front door.

To side of the property is a **block paved driveway** providing parking for several vehicles. In front of the property is a further area of block paved driveway for additional parking.

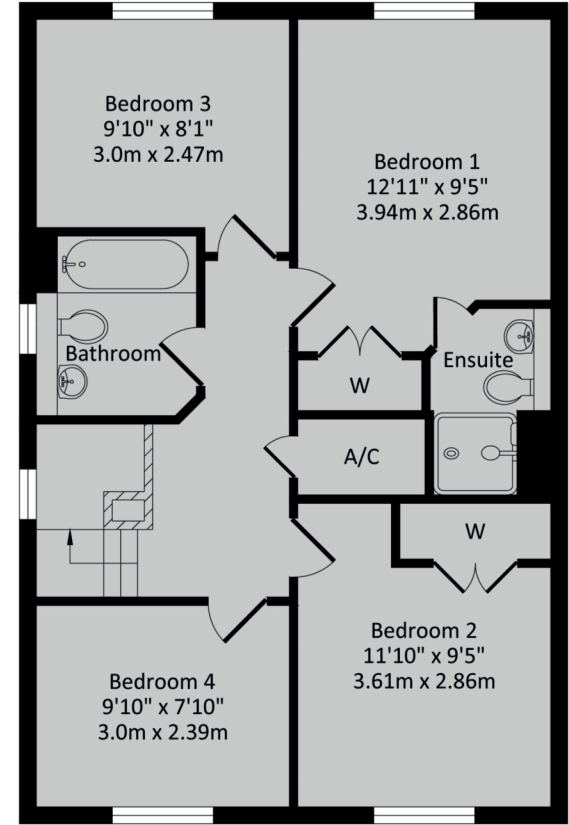
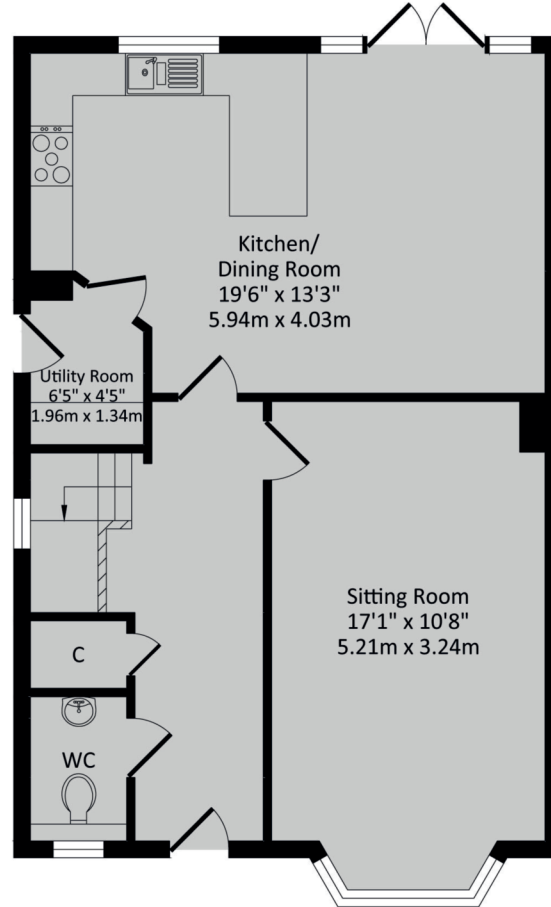
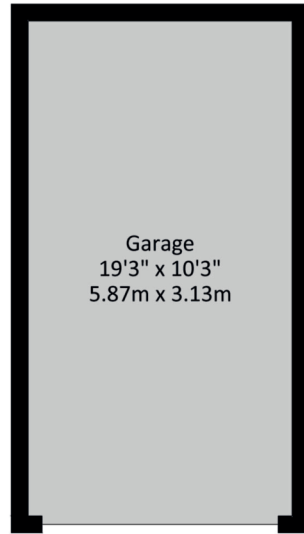
Services: All
Council Tax Banding: E
Authority: Cherwell District Council







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	95
(81-91)	B	85
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
www.epc4u.com		



TOTAL APPROX. FLOOR AREA 1436 sq.ft. (133.40 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements

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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