



4 Falcon Close, Banbury, Oxon OX16 9QS
£375,000

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





Spacious detached house enjoying favoured cul-de-sac location offered with no onward chain.

Entrance hall | Ground floor shower room | Living room | Kitchen/breakfast room | Dining room | Conservatory | Master bedroom and dressing room (opportunity to convert into en-suite) | Three further bedrooms | Bathroom | Larger than average garage | Generous size rear garden | Garden and driveway to front | Double glazing | Gas central heating

Located on this popular development within close proximity of many amenities including both primary and secondary schools, bus routes and arcade of shops, a versatile four bedroom detached house complemented by a larger than average rear garden.

Ground Floor

Front door leads to;

Entrance hall: Useful store cupboard. Door to living room. Door to;

Ground floor shower room: White suite comprising of pedestal handbasin, low level WC and fully tiled shower cubicle. Tiling to splashback areas.

Living room: Stairs rising off to first floor. Useful understairs storage. Casement doors giving access to;

Kitchen/breakfast room: Bowl and a half inset sink unit and drainer. Range of wall and base units. Integrated four ring gas hob with extractor. Integrated electric oven. Integrated dishwasher. Laminate flooring. Wall mounted gas boiler. Sliding doors giving access to conservatory.

Conservatory: UPVC construction with polycarbonate roof. Laminate flooring. Doors giving access to garden. Windows overlooking garden.

From the kitchen/breakfast room door through to;

Separate dining room with casement doors giving access to garden. Fire door to garage and utility area for washing machine.

First Floor

Landing: Access to loft. Airing cupboard housing hot tank and immersion heater. Door to master bedroom.

Master bedroom: A generous double bedroom with fitted wardrobes. Door giving access to **dressing room** with provisions to convert into an en-suite.

Bedroom two: Double bedroom. Tongue and groove wood flooring. Fitted wardrobe.

Bedroom three: Double bedroom. Fitted wardrobe.

Bedroom four: Tongue and groove wood flooring. Fitted wardrobe.

Bathroom: White suite comprising of panelled bath with mixer tap shower, wall mounted handbasin with inset vanity unit and low level WC. Tiling to splashback areas.

Outside

Rear garden: West facing, triangular shaped. Predominately laid to lawn with perennials, shrubs and bushes. Access front to back via wooden gate. The garden measures approximately 90 ft in width and average depth of 25 ft.

Front: Open plan laid to lawn. Pathway to front door.

Driveway leading to garage: Metal up and over door to front. The garage door is insulated and draught proofed. Light and power connected. To the rear of the garage is fitted shelving, cupboards and benching. Door to dining room.

Energy efficiency rating: 59 | D

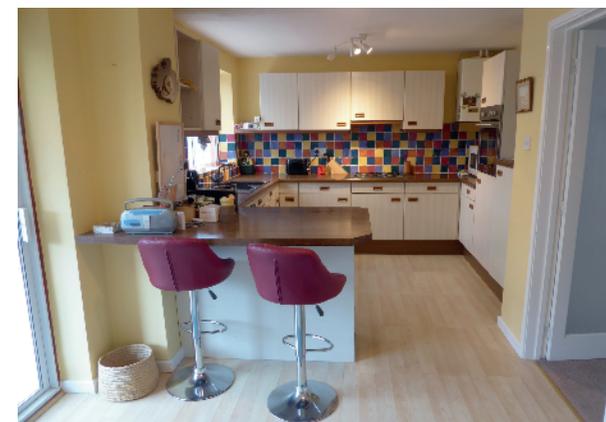
Services: All

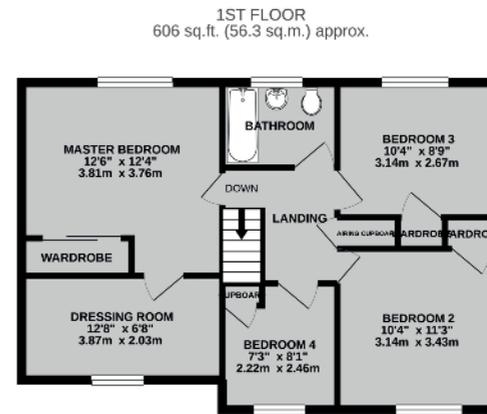
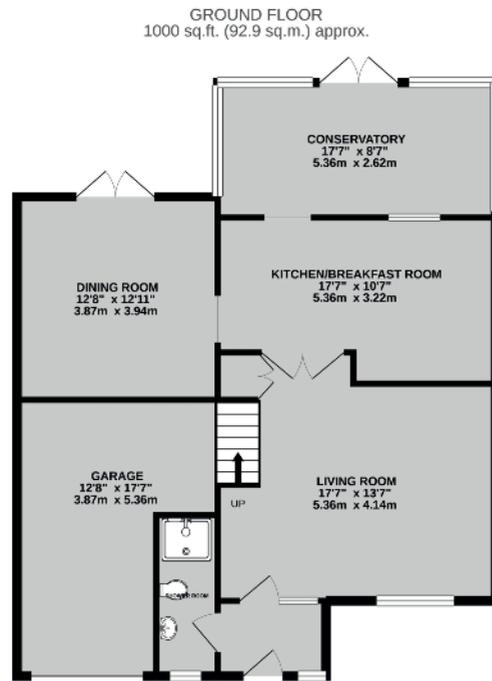
Council Tax Banding: E

Authority: Cherwell District Council

Directions: From Banbury Cross proceed West along West Bar and continue on the Broughton Road. At the large roundabout take the second exit still on the Broughton Road and just before leaving Banbury turn left onto Burns Road and right into Falcon Close.







TOTAL FLOOR AREA: 1606 sq.ft. (149.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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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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