



3 Horley Drive, Banbury, Oxon OX16 2DH
£310,000

**Stanbra
Powell**

Estate Agents
Valuers
Property Lettings





Extremely well presented three bedroom home built in 2017.

Entrance hallway | Cloakroom | Living room | Kitchen/dining room | Three bedrooms, en-suite to master | Family bathroom | L-shaped rear garden | Carport | Driveway | Double glazing | Gas central heating | NHBC Guarantee

Located on the recently built Cherry Fields development on the north side of town, is this extremely well presented three bedroom semi-detached home completed in 2017. The property benefits from good size kitchen/diner, good sized en-suite, ample parking and carport.

Ground Floor

Entrance via composite door to;

Entrance hallway: Amtico flooring. Stairs rising to first floor.

Cloakroom: White suite comprising of low level WC and wash handbasin. Tile splashback. Amtico flooring. Radiator. UPVC double glazed obscured window to front aspect.

Living room: UPVC double glazed window to front and side aspect. Radiator.

Kitchen/dining room: Range of white base and eye level units with laminate worktop. Built-in stainless steel sink. Built-in dishwasher. Four ring gas hob, extractor and oven. Built-in fridge/freezer. Built-in washing machine. Cupboard housing boiler. Amtico flooring. Area for a good size table. Large understairs storage cupboard. Sunken spotlights. Radiator. UPVC double glazed window overlooking rear garden. UPVC double glazed doors opening onto patio.

First Floor

Landing: Access to loft which is partly boarded. Radiator. Airing cupboard housing hot water tank.

Bedroom one: Good size double room with UPVC double glazed windows to front and side aspects. Radiator.

En-suite: White suite comprising of low level WC, wash handbasin and large shower cubicle with shower over. Tile splashbacks. Sunken spotlights. Extractor fan. Amtico tile effect flooring.

Bedroom two: Good size double bedroom with UPVC double glazed window to rear aspect. Radiator.

Bedroom three: Good size single bedroom with UPVC double glazed window overlooking rear aspect. Radiator.

Bathroom: Three piece white suite comprising of low level WC, wash handbasin and panelled bath with Bar shower over. Radiator. Tile splashbacks. Amtico flooring. UPVC double glazed obscured window to front aspect.

Agents Note

The property has an NHBC guarantee which started from October 2017.

Outside

Front: Pathway to front door. Laid to lawn area. Side access via gate.

L-shaped rear garden: Paved patio area. Pathway leading to gated side access. The rest of the garden is mostly laid to lawn with flower and shrub borders. Secondary patio at the rear of the garden. Good size shingle area currently used for shed. The garden is enclosed by mostly brick wall and fencing. Gated rear access which leads to parking area. Outside tap. Outside power point. Outside light.

Carport: Space for one vehicle. Storage.

Blocked driveway providing parking for two vehicles.

Energy efficiency rating: B

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



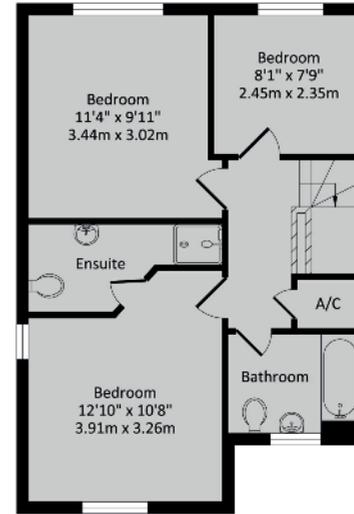
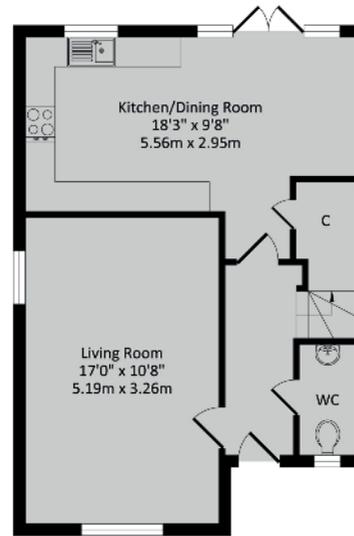
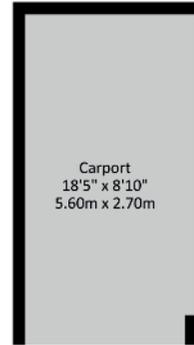




Carport
163 sq.ft. (15.10 sq.m.) approx.

Ground Floor
464 sq.ft. (43.10 sq.m.) approx.

1st Floor
464 sq.ft. (43.10 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1090 sq.ft. (101.30 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.

Viewing: Through appointment with Stanbra Powell



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