



6 Bateman Close, Banbury, Oxon OX16 9XQ  
£425,000

**Stanbra  
Powell**

Estate Agents  
Valuers  
Property Lettings





*An immaculate detached house enjoying a cul-de-sac location on this sought after development built by Redrow Homes.*

**Recessed porch | Entrance hall | Living room |  
Kitchen/dining room | Utility room | Cloakroom/WC | Master  
bedroom with en-suite | Three further first floor bedrooms |  
Bathroom | Garage | Driveway | Garden to rear**

Located on the West edge of Banbury a four bedroom detached house providing generous size accommodation throughout, built in October 2019.

### Ground Floor

**Recessed porch.**  
Front door.

**Entrance hall:** Stairs rising off to first floor. Amtico flooring.  
Useful understairs storage cupboard. Door through to;

**Living room** with window to front aspect.  
From the hallway door through to;

**Kitchen/dining room:** Amtico flooring. Bowl and a half stainless steel sink unit and drainer. Comprehensive range of contemporary shaker style wall and base units (upgraded by the present vendor when purchased). Integrated Siemens four ring gas hob with stainless steel canopy extractor over. Integrated Siemens microwave oven and electric oven. Integrated Zanuzzi fridge/freezer. Integrated Siemens dishwasher. Recessed spotlights. Doors giving access to garden. Door through to;

**Utility:** Stainless steel inset sink unit and drainer. Work surface, free space and plumbing for washing machine and for tumble dryer under. Amtico flooring. Recessed spotlights. Door giving access to garden. Door to ;

**Cloakroom:** Low level WC. Wall hung handbasin. Tiling to splashback areas. Amtico flooring. Recessed spotlights.

### First Floor

**Landing:** Useful store cupboard. Airing cupboard housing hot tank and immersion heater. Door to;

**Master bedroom:** Fitted wardrobes to one wall. Double glazed window to front aspect. Door to;

**En-suite:** Fully tiled shower cubicle. Wall hung handbasin. Low level WC. Heated towel rail. Amtico flooring. Recessed spotlights. Extractor.

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

**Bedroom three:** Double bedroom to rear aspect.

**Bedroom four:** Double bedroom with fitted wardrobes. Window to rear aspect.

**Bathroom:** Panelled bath with shower unit over. Wall hung handbasin with vanity unit. Low level WC. Shaver socket. Recessed spotlights. Extractor. Amtico flooring.

### Outside

**Rear garden:** Enclosed by close board and fencing. Predominately laid to lawn. Patio area. The garden measures approximately 30 ft sq and is south/east facing. Access front to back via wooden gate.

**Front:** Open plan laid to lawn. Shrubs and bushes. Pathway to front door.

**Integral single garage** with metal up and over door. Light and power connected.

### Energy efficiency rating: B

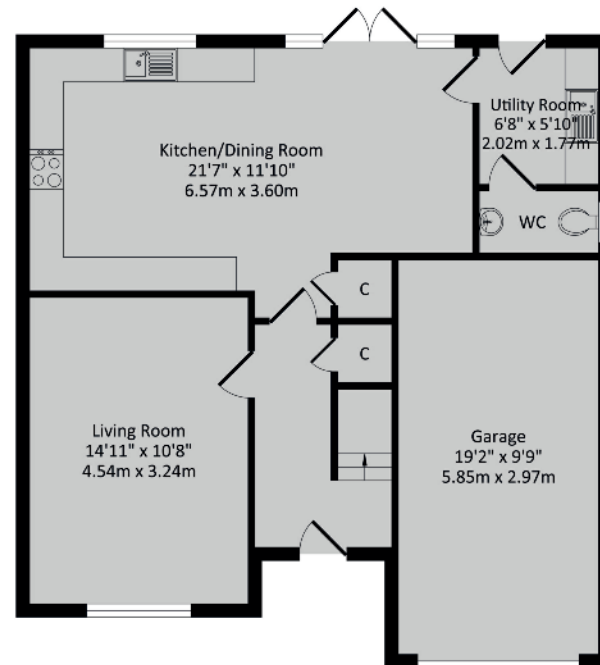
**Services:** All  
**Council Tax Banding:** E  
**Authority:** Cherwell District Council

**Directions:** From Banbury Cross proceed south along South Bar and onto the Oxford Road, taking the second right turn into the Bloxham Road. As you leave Bloxham Road turn right onto the Redrow development and Bateman Close is a cul-de-sac on the right hand side.

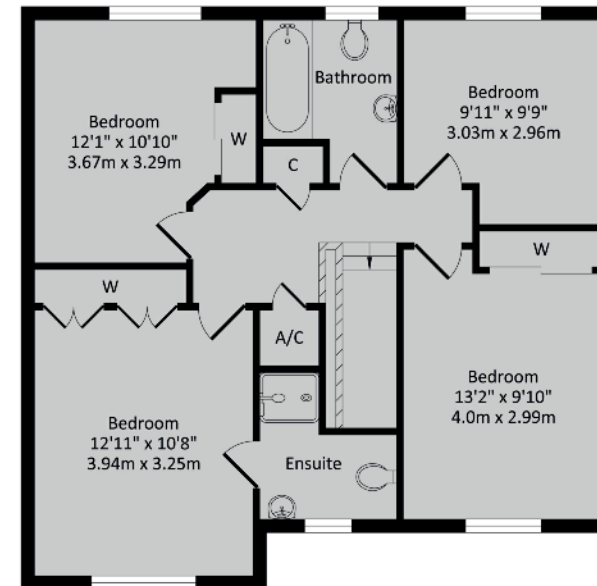




Ground Floor  
 752 sq.ft. (69.90 sq.m.) approx.



1st Floor  
 702 sq.ft. (65.20 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1454 sq.ft. (135.10 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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