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Publication name: METCALFE CLOSE 13, DRAYTON, Page: 1

13 Metcalfe Close, Drayton, Banbury, Oxon OX15 6EL
£339,950

Stanbra Powell
Estate Agents
Valuers
Property Lettings

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Well presented three bedroom detached village bungalow.

Entrance hallway| Living room| Snug| Kitchen/breakfast room| Cloakroom |Three bedrooms | Re-fitted bathroom| Single garage| Good sized garden| Double glazing | Oil fired central heating| Driveway

Located at the end of a quiet cul-de-sac in the popular village of Drayton is this well presented three bedroom detached bungalow. The property benefits from a large corner plot garden, kitchen/breakfast room, single garage, driveway for approximately three/four vehicles and has great potential to further extend (subject to the necessary planning permissions).

Accommodation

Entrance via UPVC double glazed front door leading to;

Entrance hallway: Stone tiled floor leading to exposed wooden floorboards. Radiator. Cupboard housing hot water tank. Access to loft which has a light fitted. Large storage cupboard ideal for coats and shoes.

Living room: Exposed wooden floorboards. UPVC double glazed window to front aspect with stone wall underneath. UPVC double glazed window to side aspect. Two radiators. Open fireplace with wooden surround. Stone archway leading to snug.

Snug: Radiator. UPVC double glazed doors leading onto garden. Circular single glazed window to side aspect.

Kitchen/breakfast room: Re-fitted kitchen with a range of base and eye level units. Real wood worktops. Tile splashbacks. Built-in four ring electric hob with extractor hood above. Built-in Hotpoint oven. Space for washing machine, dishwasher and fridge/freezer. Built-in stainless steel sink unit. UPVC double glazed window overlooking rear garden. UPVC double glazed door leading onto garden. Stone tiled floor. Cupboard housing floor standing Worcester oil fired boiler, last serviced in April 2020. Door leading to lobby which leads to cloakroom.

Cloakroom: Low level WC and wash handbasin. UPVC double glazed window to rear aspect. Radiator. Tile splashbacks. Vinolay flooring.

Bedroom one: Good sized double bedroom. Recently fitted carpet. UPVC double glazed window overlooking rear garden. Radiator. Door leading to bedroom three, could be used as a dressing room.

Bedroom two: Double bedroom with exposed wooden floorboards. UPVC double glazed window to front aspect. Radiator. Door leading to bathroom.

Bedroom three is a single bedroom with UPVC double glazed window overlooking rear garden. Radiator. Door from bedroom one.

Bathroom: Also access from the hallway. Three piece re-fitted white suite. P-shaped bath with Bar shower. Low level WC. Wash handbasin. Stone tiled flooring. Heated towel rail. Two UPVC double glazed obscured windows to front aspect. Radiator.

Outside

Front: Gravel/tarmac driveway for approximately four vehicles. The rest is laid to lawn surrounded by flower and shrub border. Pathway leading to front door.

Single brick built garage with metal up and over door. Power and light connected. Aluminium window to rear.

Rear garden: Measuring 84 ft wide at widest point x 58 ft long. Predominately laid to lawn with large flower and shrub borders. Two patio areas. Raised decked seating area with balustrades surrounding. Pergola. The garden is enclosed by timber panel fencing. Gated side access. Oil tank. Further garden area to side of the property which has gated side access which is currently mostly soil.

Agents Note

The previous owners had architect plans drawn up and planning consent granted to extend into the loft space to provide two further en-suite double bedrooms. The permission has now expired and would require submitting a new application.

Energy efficiency rating: 53|E

Services: All except gas
Council Tax Banding: D
Authority: Cherwell District Council

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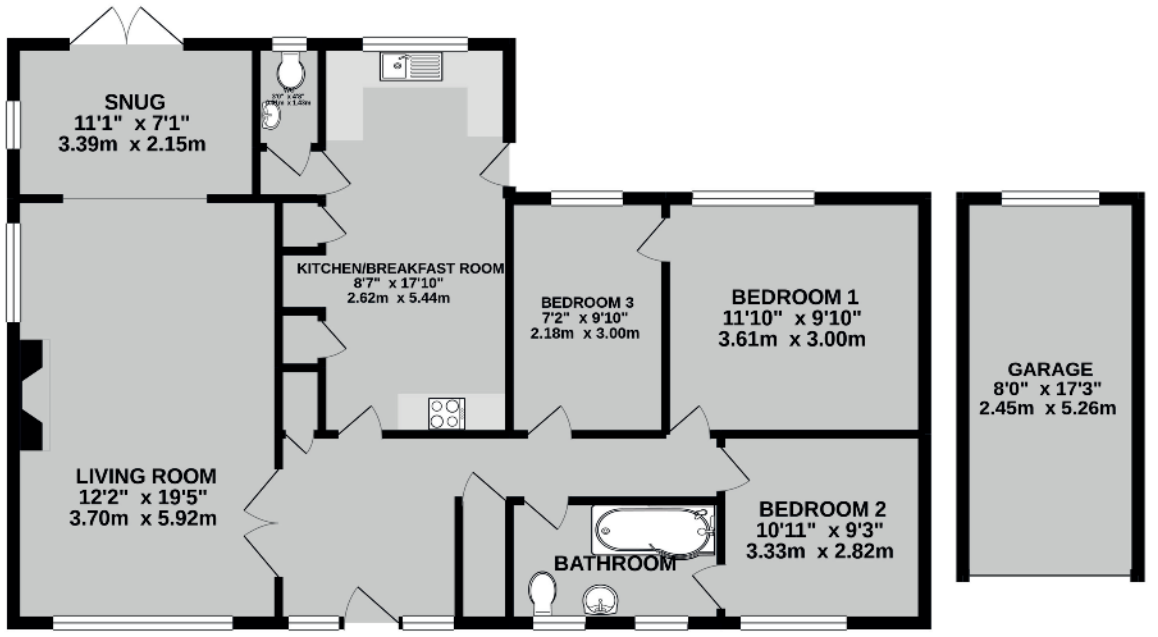
GROUND FLOOR
1102 sq.ft. (102.4 sq.m.) approx.



TOTAL FLOOR AREA : 1102 sq.ft. (102.4 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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