



33 Lapsley Drive, Banbury, Oxon OX16 1EN
£459,950

**Stanbra
Powell** | Estate Agents
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Property Lettings





Five bedroom detached family home in private location recently renovated to exceptional standards throughout.

Entrance hallway | Professionally re-fitted kitchen and dining room | Re-fitted living room | Re-fitted cloakroom | Three large first floor double bedrooms with re-fitted en-suite to master | Re-fitted family bathroom | Two large second floor double bedrooms | Single garage with electric door | Recently professionally landscaped South-facing rear garden | Secluded position | Private road location | Gas central heating | Double glazing | No onward chain

Presented in exemplary condition; this recently refurbished five double bedroom detached family home positioned in a private road within easy access of local amenities. The property has been fully renovated to the highest of specifications over the last 12-18 months including a professionally fitted kitchen, re-fitted bathrooms with matching suites and professionally landscaped gardens. The property also benefits from a single garage with electric door, large driveway with multiple parking spaces and private view to the front and rear. Viewing is highly recommended to fully appreciate the standard of the works that have been carried out.

Ground Floor

Access via recently fitted composite smart door to;

Entrance hallway: Self-heated and waterproof hardwood floors throughout. Understairs storage cupboard. Stairs rising to first floor. Radiator.

Living room: Dual aspect room overlooking greenery to front aspect from the UPVC double glazed bay window. Double glazed French doors opening out onto the garden. Self-heated and waterproof hardwood flooring. Two radiators. Gas fire with mantle surround, marble inset.

Cloakroom: Re-fitted suite comprising of low level WC. Peruvian marble sink with built-in storage underneath. Tile splashbacks. Radiator. Hardwood flooring. Extractor fan.

Kitchen/dining room: Newly re-fitted kitchen (previously separate rooms, opened up by the present owners) comprising of a range of grey hard wood base and eye level units with stone composite worktop. Space saving cupboards. Various built-in appliances including large fridge and dishwasher. Hand built extractor unit. Ceramic butler sink unit. Self-heated and waterproof hardwood floors. Space for drinks fridge. Separate utility area includes space a plumbing for separate washing machine and dryer. Cupboard housing boiler. Recently fitted recessed metal fuse box (fitted into the wall and hidden from view). Dining area large enough for a generous table. UPVC double glazed bay window overlooking greenery to front aspect. Breakfast bar. Sunken spotlights. UPVC double glazed windows and recently fitted door overlooking rear garden.

First Floor

Landing: UPVC double glazed window to front aspect. Radiator.

Master bedroom: Large master bedroom with alcove storage. UPVC double glazed window to front aspect. Radiator.

En-suite: Comprising of low level WC, solid Peruvian marble wash basin with built-in vanity storage and large double walk-in shower with smoked glass, alcove storage, hidden valves and rainfall showerhead. Floor-to-ceiling split-faced tiling and a wall-hung heated towel rail. UPVC double glazed obscured privacy window to rear aspect. Self-heated and waterproof hard wood floor. Extractor fan and dimmable sunken spotlights.

Bedroom two: Large double bedroom with UPVC double glazed window to front aspect. Radiator.

Bedroom three: Large double bedroom with UPVC double glazed window to rear aspect. Radiator.

Family bathroom: Professionally re-fitted suite comprising of low level WC, solid Peruvian marble wash basin with built-in vanity storage and panelled bath with central feature waterfall tap, surface mounted hand-held showerhead and rainfall shower. Built-in alcove storage shelves with tile splashbacks. Self-heated and waterproof hard wood floors. Heated towel radiator. Extractor fan. UPVC double glazed obscured privacy window to rear aspect.

Second Floor

Landing: Radiator. Velux window. Cupboard housing new hot water tank and pressure cylinders (recently fitted).

Bedroom four: Double bedroom. Self-heated and waterproof hard wood flooring. Radiator. UPVC double glazed window to front aspect.

Bedroom five: Double bedroom with UPVC double glazed window to front aspect. Loft hatch to storage and roof. Radiator.

Outside

A private no-through road off of Lapsley Drive is a private collection of 5 unique properties overlooking established greenery with secluded path leading to a park area and forestry on the opposing side.

The front of this property has a pathway to front door with Cotswold stone borders and a well-maintained garden either side.

Private driveway for approximately 3 vehicles leading to garage and additional rear garden access via a double driveway gate.

Rear garden: Large South facing rear garden and recently professionally landscaped to extremely high standards. Large decking area with built-in smart lighting. Raised lawn area enclosed by solid sleepers with Cotswold stone borders. Two separated and well-maintained pond areas with built-in running water falls, fountains, filtration and smart lighting. Decked bridge with accompanying smart lighting leads to separate vegetable garden area with raised planters and Cotswold stone area. Outside lighting with multiple power points (x3 double points, x2 Smart). Additional gated side access leading to front of property.

Garage: Privacy door from the garden to the garage. Electric roller door with x2 key fobs. Separate fuse box, power and light connections including x4 double plug sockets. Double loft hatch and ladder provides access to fully boarded roof storage.

Agents Note

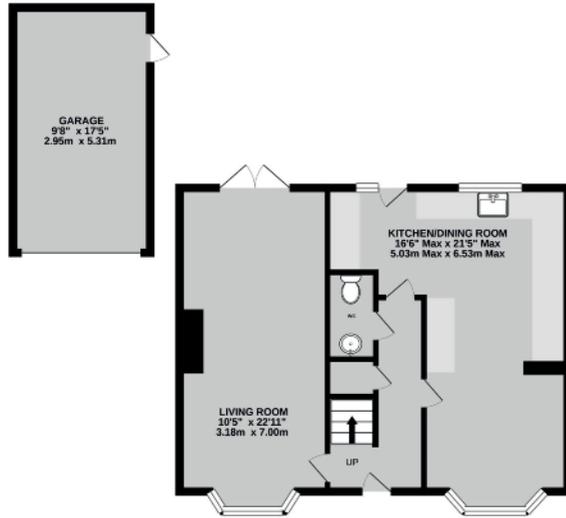
All of the works carried out on the property have been done in the last 12/18 months. Hardwood floor is composite water proof/self heating floor, professionally fitted with additional quantities being left by the current owners for the new. The property has been re-wired, with new switches, plugs and new fuse box to the latest certification standards. The property has been re-plumbed with new water tank. Re-conditioned boiler, pump, valves and built-in Hive smart heating system. The property has had a full-flush treatment and filtered water throughout. Ultion highest specification smart front and back door locks with matching keys (x1 key for all).



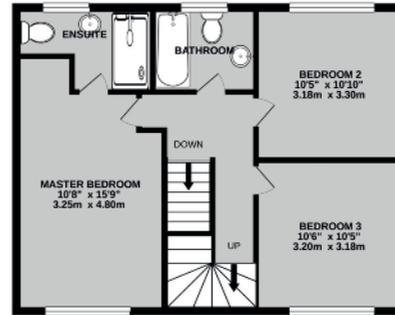




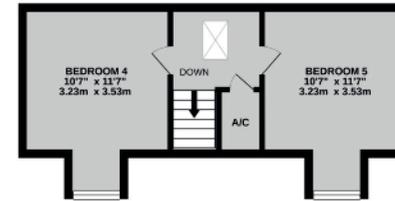
GROUND FLOOR
765 sq.ft. (71.1 sq.m.) approx.



1ST FLOOR
591 sq.ft. (54.9 sq.m.) approx.



2ND FLOOR
307 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 1697sq.ft. (157.7 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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