



3 Ashridge Close, Banbury, Oxon OX16 9UE
£440,000

**Stanbra
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An impressive enlarged detached family home enjoying a favoured cul-de-sac location on this sought after development.

Entrance porch | Spacious entrance hall | Cloakroom | Living room | Substantial L-shaped open plan kitchen/family dining room | Utility room (part of garage) | Master bedroom with wet room | Three further generous size bedrooms | Bathroom | South facing rear garden | Block paved driveway to front | Store (formerly garage)

Offered in excellent decorative order throughout and providing generous size accommodation a spacious four bedroom detached house located on the south side of Banbury within easy access of a variety of amenities. The property benefits from a substantial open plan kitchen/family/dining room and a south facing rear garden.

Ground Floor

Front door.

Entrance porch. Tiled floor. Fully glazed door giving access to spacious hallway with stairs rising off to first floor. Tiled flooring with underfloor heating. Recessed spotlights. Door to;

Cloakroom: Modern white suite comprising of low level WC. Wall hung handbasin with tiling to splashback areas. Tiled flooring with underfloor heating. Window to front aspect. Recessed spotlights.

Living room: Double glazed window to front aspect. Underfloor heating. Door through to;

L-shaped kitchen/family/dining room: Kitchen comprises of a comprehensive range of contemporary wall and base units with granite work surfaces. Bowl and a half inset sink unit and drainer. Integrated stainless steel microwave, double oven and grill. Space for American style fridge/freezer. Integrated five ring gas hob with stainless steel canopy extractor. Feature island with breakfast bar. Integrated dishwasher. Tiled flooring. Feature Skylight lantern. Recessed spotlights. Kitchen area has bi-fold doors giving access to garden. Dining area with sliding patio doors giving access to garden. Useful store cupboard. Cupboard housing gas boiler for domestic hot water and central heating. Underfloor heating throughout. Door through to;
Utility room (formerly part of the garage): Two heated towel rails. Window to side. Underfloor heating. **Door through to store (formerly garage).** Electric roller door, light and power.

First Floor

Landing: Recessed spotlights. Access to loft.

Master bedroom: Generous double bedroom to rear aspect. Door to **wet room**, which is fully tiled with rainwater shower and thermostatic shower. Wall hung handbasin. Heated towel rail. Extractor.

Bedroom two: Double bedroom to front aspect.

Bedroom three: Double bedroom to front aspect. Fitted wardrobe.

Bedroom four: Bedroom to rear aspect. Fitted wardrobe.

Bathroom: Contemporary white suite comprising of panelled bath with mixer tap shower, wall hung handbasin with inset vanity unit and low level WC. Tiling to splashback areas. Heated towel rail. Recessed spotlights. Extractor.

Outside

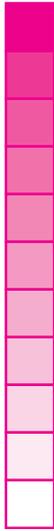
South facing rear garden, enclosed by close board and fencing. Areas laid to decking. Area laid to lawn. Covered decking area. The garden measures approximately 40 ft sq. Access front to back via wooden gate. Outside tap. Gate either side of the property.

Front: Blocked paved driveway providing off road parking for several vehicles.

Energy efficiency rating: C

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

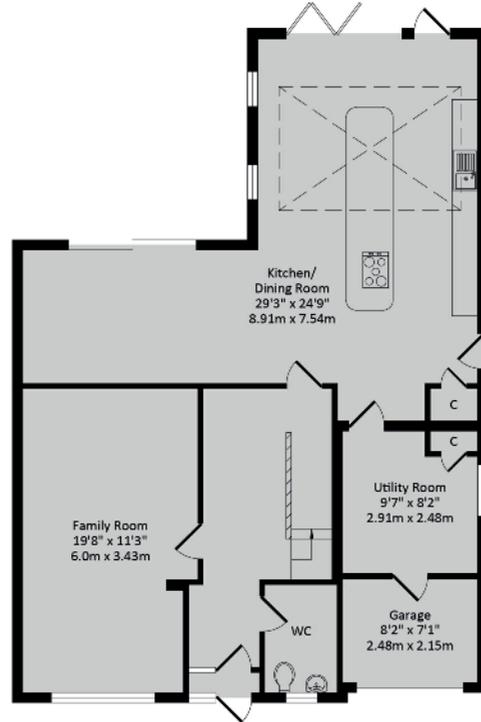
Directions: From Banbury Cross proceed south on the Oxford Road as far as the flyover and take the left turn into Bankside, first left into Chatsworth Drive and first left into Elton Road and Ashridge Close is a turning on the left hand side.



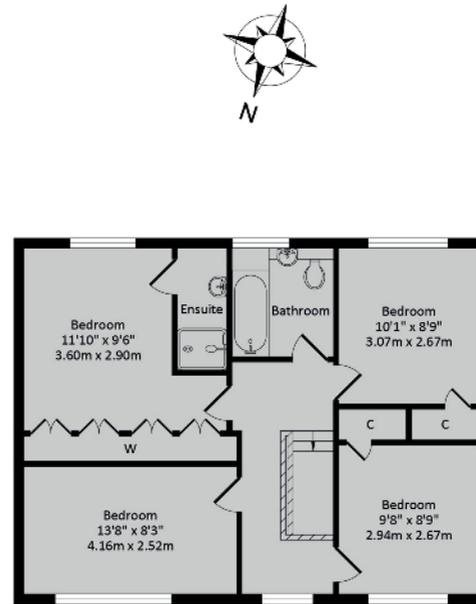




Ground Floor
1025 sq.ft. (95.20 sq.m.) approx.



1st Floor
654 sq.ft. (60.80 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1679 sq.ft. (156.0 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 Any applicants must satisfy themselves with the condition of any central systems, fitted gas fires, showers or any other installations (where Also all measurements should be taken as approximate, although every care taken in their accuracy. These details contained hereon are for purposes only and do not form the basis of a

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