



1 Norris Close, Adderbury, Banbury, Oxon OX17 3HD
£345,000

**Stanbra
Powell** | Estate Agents
Valuers
Property Lettings





Spacious semi detached house enjoying generous size plot within sought after village.

Entrance hall | Living room | Kitchen/breakfast room |
Lean-to | Three first floor bedrooms | Bathroom
| Generous size garden | Large shingle driveway | Garage

Enjoying a generous size plot providing potential for extension subject to the necessary planning permissions, a three bedroom semi detached house enjoying a cul-de-sac location within this popular village. The property benefits from gas central heating, UPVC double glazing and is offered with no onward chain.

Ground Floor

Front door.

Entrance hall: Stairs rising off to first floor. Cupboard housing gas boiler for domestic hot water and central heating. Further two store cupboards. Double doors giving access to;

Living room: To front aspect. Wall mounted electric fire.

Kitchen/breakfast room: Access from the hallway. Comprising of stainless steel inset sink unit and drainer. Comprehensive range of contemporary wall and base units with complementary work surfaces. Free space for fridge/freezer. Free space and plumbing for washing machine. Integrated dishwasher. Integrated four ring electric hob with extractor over, stainless steel oven under. Window overlooking garden. Door to lean-to giving access to the garden.

First Floor

Spacious landing: Airing cupboard housing hot tank and immersion heater. Access to loft.

Master bedroom is a generous double bedroom overlooking garden to rear.

Bedroom two, a double generous bedroom to front aspect.

Bedroom three, a single bedroom to front aspect.

Bathroom: White suite comprising of panelled bath with shower over, pedestal hand basin and low level WC. Tiling to splashback areas. Window to side aspect. Heated towel rail.

Outside

Rear/side garden: Predominately laid to lawn. Fencing and hedgerow to boundaries. Raised flower beds, shrubs, bushes and trees. Hardstanding for shed. Outside tap. The rear garden measures approximately 60ft x 45ft.

Front: Shingle driveway providing off road parking for several vehicles leading to brick built garage currently in two sections. Section one with metal up and over door to front, light and power. Section two, access via personal door with power.

Adderbury

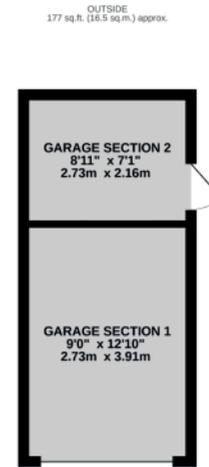
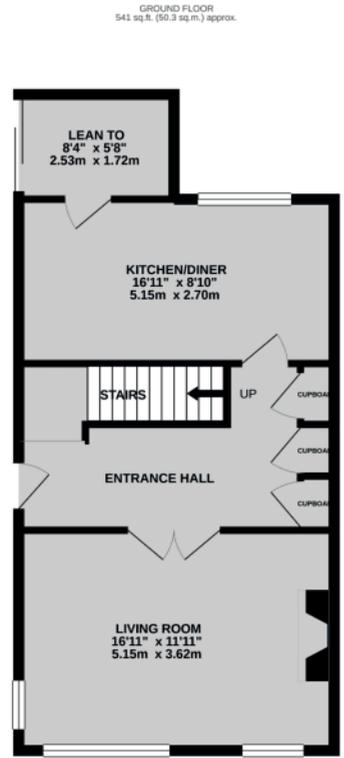
The popular village of Adderbury to the South of Banbury offers a range of amenities including public houses, primary school and a tennis and squash club. Warriner secondary school can be found in the nearby village of Bloxham. Further amenities can be found in Banbury with access to Junction 11 M40 and railway station.

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

Directions: From Banbury Cross proceed south west on the A361 Chipping Norton Road and upon reaching Bloxham, continue through the village and at the small mini roundabout take the left turn on the Barford Road, first left into Milton Road. Continue on this road and leave the village, then pass through Milton and upon entering the village of Adderbury take the first right into St Mary's Road and Norris Close is on the right hand side, the property can be found on the left hand side.

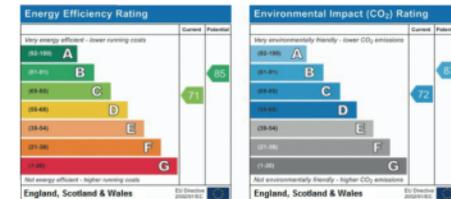






TOTAL FLOOR AREA: 1217 sq.ft. (113.1 sq.m.) approx.

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.

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Viewing: Through appointment with Stanbra Powell

