



12 Deers Close, Bodicote, Banbury, Oxon OX15 4EA  
Offers in the region of £425,000 Freehold

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





## *Extended three bedroom chalet bungalow located in a quiet village cul-de-sac.*

Entrance porch | Entrance hallway | Living room | Dining room | Family room | Kitchen/breakfast room | Ground floor bathroom | Ground floor bedroom | Two first floor bedrooms | Bathroom | Rear garden | Driveway | Garage

Located in the ever popular village of Bodicote, with easy access to many amenities, is this extended chalet bungalow in a quiet cul-de-sac. The property benefits from three reception rooms, a kitchen/breakfast room, a ground floor bathroom and bedroom, as well as two further bedrooms on the first floor and a bathroom. The property also benefits from a 100 ft rear garden, driveway and garage. This property is offered for sale with no onward chain.

### Accommodation

Entrance via UPVC double glazed door to **entrance porch**. Tiled flooring, UPVC double glazed windows on one side, sunken spotlights. UPVC double glazed door leads to hallway.

**Entrance hallway:** Wall mounted radiator. Understairs storage cupboards. Doors to ground floor accommodation.

**Bedroom one:** Large double bedroom with UPVC double glazed bay window to the front aspect. Wall mounted radiator.

**Bathroom:** Four piece white suite comprising low level WC, wash hand basin, panel bath with mixer tap and shower attachment, separate shower cubicle with rainfall shower head and separate shower attachment. Fully tiled walls and floor. Wall mounted heated towel rail. UPVC double glazed obscured window to the side aspect. Sunken spotlights.

**Kitchen/breakfast room:** A range of base and eye level units with laminate worktop. Built-in sink unit, oven and hob with extractor hood above. Space and plumbing for washing machine and fridge freezer. UPVC double-glazed window to the side aspect. Tiling to splashback areas Wall mounted radiator. Space for breakfast table. UPVC double glazed double doors lead out to rear garden. Stairs rising to first floor.

**Living room:** UPVC double glazed bay window to front aspect. Wall mounted radiator. Gas fire. Opening through into dining area.

**Dining room:** Wall mounted radiator. Ample space for dining table and chairs. Sliding double glazed door leads to **family room** extension, extended in the 90's by the current owners, which now provides useful additional space with a large UPVC double glazed bay window overlooking the rear garden. Radiator. Sliding patio doors onto a patio area.

**First floor landing:** Access to all first floor accommodation. Eaves storage cupboard. Airing cupboard housing hot water tank.

**Bedroom two:** Good sized double bedroom with UPVC double glazed window overlooking rear garden. Wall mounted radiator.

**Bedroom three:** Double bedroom with UPVC double glazed window overlooking rear garden. Wall mounted radiator. Overhanging storage space.

**Bathroom:** Three piece white suite comprising low level WC, wash hand basin and panel bath with shower attachment over. Wall mounted radiator. Tiling to splashback areas.

### Outside

**Front:** Pathway leads to the front door, flanked by laid to lawn areas enclosed by hedging. There is a block paved **driveway** which leads to the garage.

**Rear garden:** Measuring just over 100 ft in length, stepping out into a paved patio area. The rest of the garden is mostly lawn with mature flowers, shrubs, and trees bordering the garden. There's a small pond area and hardstandings for a shed and greenhouse. The garden is mostly enclosed by timber panel fencing and hedging. Gated access leading to the driveway.

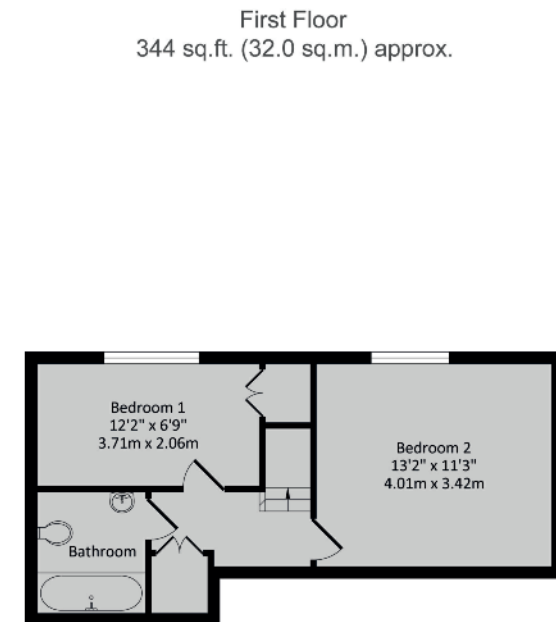
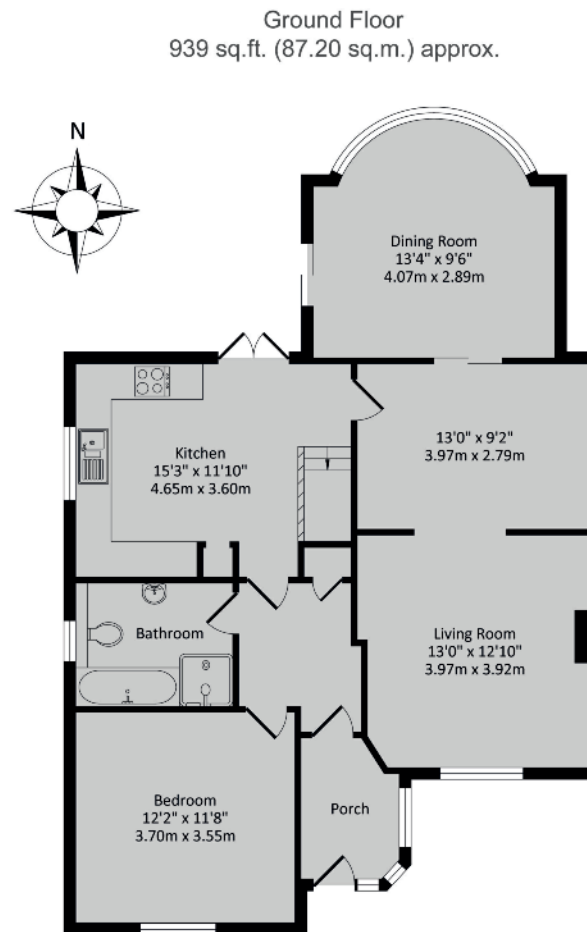
**Single garage:** Built of prefabricated concrete construction with a metal roof, power and light connected, and an up-and-over door.

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





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 75 C      |
| 55-68 | D             | 61 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



**TOTAL APPROX. FLOOR AREA 1283 sq.ft. (119.20 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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