



22 Greenwood Close, Byfield, Northants NN11 6UU
'Guide Price' £300,000

Stanbra
Powell

Estate Agents
Valuers
Property Lettings





A semi-detached house providing well-balanced accommodation throughout, enjoying a favoured cul-de-sac location.

**Entrance hall | Living room | Separate dining room
| Kitchen | Three bedrooms | Bathroom | Gardens to front
and rear | Driveway | Garage | Sought after village**

Located in this sought after village full of amenities, a three bedroom semi-detached house benefiting from garage and driveway with rear views over nearby paddock.

Ground Floor

Recessed porch.

Front door.

Entrance hall: Stairs rising off to first floor. Useful understairs storage cupboard. Laminate flooring. Thermostat for heating.

Living room: To front aspect. Feature fireplace. Double doors giving access to dining room.

Dining room: Laminate flooring. Double doors giving access to the garden. Walkway through to kitchen.

Kitchen: Also access via hallway. Stainless steel inset sink unit and drainer. Range of light wood fronted wall and base units. Integrated 4 ring electric hob with electric oven under. Tiling to splashback areas. Tiled flooring. Cupboard housing Ideal Instinct gas boiler for domestic hot water and central heating, installed in May 2026. Door giving access to the garden.

First Floor

Landing: Access to loft. Airing cupboard.

Master bedroom: Generous double bedroom to front aspect.

Bedroom two: Double bedroom to rear aspect.

Bedroom three: Single bedroom to front aspect.

Bathroom: White suite comprising of panelled bath with Triton T80Z shower unit over, pedestal handbasin and low level WC. Heated towel rail. All walls are fully tiled.

Outside

Rear garden: Predominantly laid to lawn with large decking area. Flowers, shrubs and bushes. Fencing to boundaries. Feature timber summerhouse. The garden measures approximately 40 ft in length.

Front: Laid to lawn, stocked with flowers, trees, shrubs and bushes. Pathway to front door.

Driveway: Providing off road parking for several vehicles.

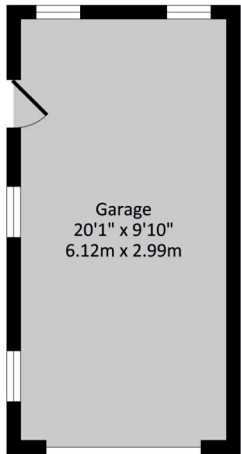
Byfield is situated north of Banbury and offers facilities including 3 floodlit tennis courts, an active tennis, football & cricket club, public house, school & bowls club. There are some 30 different clubs and organisations active in the village. Byfield benefits from a medical centre, two shops, local Church as well as a petrol station. More facilities can be found in Banbury, Warwick or Stratford with Daventry to the north. There is a mainline railway station in Banbury providing access to London Marylebone in under an hour, access to the M40 (Jct 11) providing access to London and Birmingham.

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

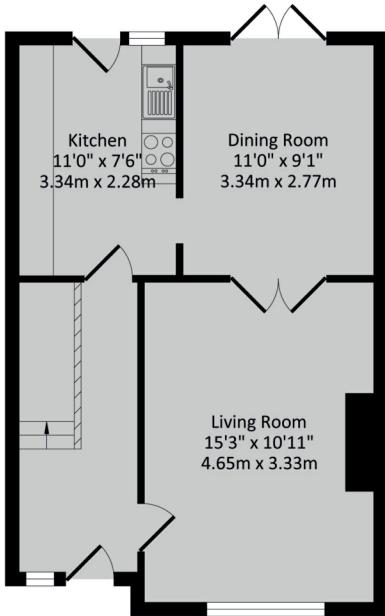




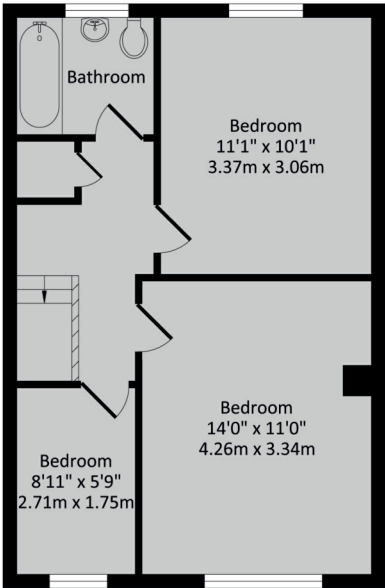
Garage
197 sq.ft. (18.30 sq.m.) approx.



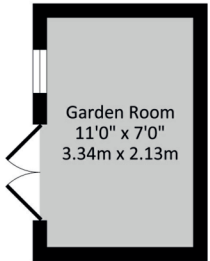
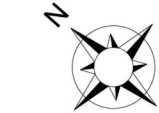
Ground Floor
440 sq.ft. (40.90 sq.m.) approx.



First Floor
449 sq.ft. (41.70 sq.m.) approx.



Garden Room
76 sq.ft. (7.10 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		72 C	87 B

TOTAL APPROX. FLOOR AREA 1162 sq.ft. (108.0 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 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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