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Publication name: LUNNUN ROAD 2, Page: 1

2 Lunnun Road, Banbury, Oxon OX16 1JH
£475,000 Freehold

Stanbra Powell
Estate Agents
Valuers
Property Lettings

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A double fronted detached house built to a high specification by Bloor Homes in 2023. The property enjoys a larger than average plot.

Spacious entrance hall | Cloakroom/WC |Living room with feature walk-in bay window |Open-plan kitchen/family/dining room | Utility |Master bedroom with en-suite | Three further first floor bedrooms | Bathroom | South facing larger than average rear garden | Garden to front | Garage | Driveway

Located on the sought after Banbury Rise development a four bedroom detached house offering excellent size accommodation throughout and offered in good decorative order.

Ground Floor

Canopy porch.
Front door.

Spacious entrance hall: Stairs rising off to first floor. Useful understairs storage cupboard. Thermostat for heating. Door to cloakroom/WC.

Cloakroom: Low level WC and wall hung handbasin. Tiling to splashback areas. Extractor fan.

Living room: Feature walk-in bay window. Further double glazed window to front.

Door through to open-plan kitchen, dining/family room.

Open-plan kitchen/dining/family room: Kitchen area comprising of bowl and a half sink unit and drainer. Comprehensive range of contemporary Shaker style wall and base units. Ample work surfaces. Integrated stainless steel double oven and grill. Integrated 4 ring gas hob with stainless steel canopy extractor over. Integrated fridge/freezer. Integrated dishwasher. Windows overlooking garden. Windows to front. Double doors giving access to the garden.

Utility: Matching base units. Work surface, free space and plumbing for washing machine. Space for tumble dryer. Wall mounted Ideal gas combination boiler for domestic hot water and central heating.

First Floor

Landing: Access to loft. Useful store cupboard.

Master bedroom: Double bedroom with fitted wardrobe with sliding mirrored doors.
En-suite: Double width fully tiled shower cubicle, wall hung handbasin and low level WC. Tiling to splashback areas.

Bedroom two: Double bedroom to rear aspect, overlooking garden.

Bedroom three: Double bedroom to front aspect.

Bedroom four: Dual aspect double bedroom

Bathroom: Panelled bath with mixer tap shower, wall hung handbasin, low level WC and double width fully tiled shower cubicle. Heated towel rail.

Agents Note

UPVC double glazing.
Gas radiator heating.

Outside

The property enjoys a favoured corner plot

Front: Low maintenance laid to shingle with pathway to front door. Gate and hedgerow to boundaries.

Driveway: Situated to the side of the property, wider than average driveway providing off road parking for several vehicles, leads to a detached single garage. Outside power points.

Garage: Brick construction with pitched roof. Metal up and over door. Light and power connected.

Rear garden: Wider than average garden, enclosed by close board and fencing and brick walling. Predominantly laid to lawn. Feature patio area, plus further patio area. Raised flower beds, shrubs, bushes and trees. The garden measures approximately 50 ft in width x 36 ft in length. Outside tap. Gate leading to driveway.

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

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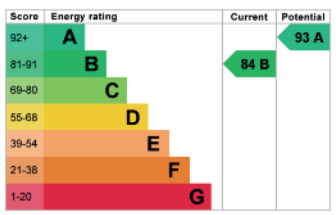
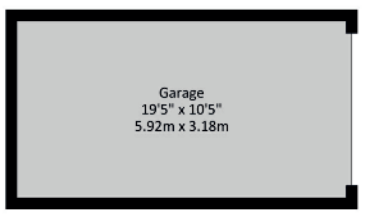
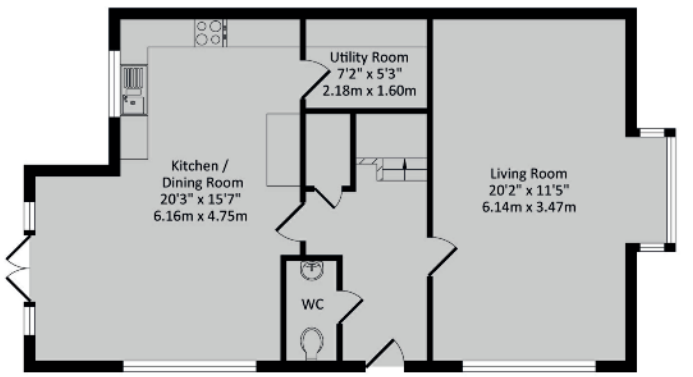


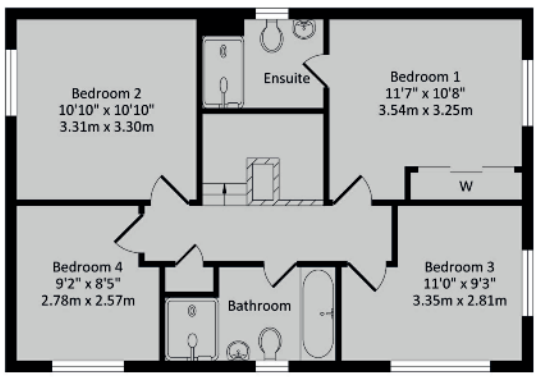
Garage
202 sq.ft. (18.80 sq.m.) approx.



Ground Floor
670 sq.ft. (62.30 sq.m.) approx.



First Floor
601 sq.ft. (55.80 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1473 sq.ft. (136.90 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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