



49 Friswell Road
Banbury, Oxon, OX16 9NW



ROUND & JACKSON
ESTATE AGENTS





A beautifully presented, four-bedroom detached family home with spacious accommodation, single garage and private rear garden located within this highly regarded small development on the western side of town.

The Property

49 Friswell Road, Banbury is a very well-presented detached family home which is pleasantly located within this sought after modern development on the western edge of town. The property was constructed by Cala Homes in 2019 and has spacious accommodation arranged over two floors and benefits from beautiful modern décor, flooring and fittings throughout. On the ground floor there is a large entrance hallway, dining room, dual aspect sitting room, cloakroom/W.C, kitchen/breakfast room and a utility room. On the first floor there is a central landing with two double bedrooms with en-suite shower rooms, two further bedrooms and modern family bathroom. To the front of the property there is a pleasant garden area which is laid to lawn with established shrubs and steps leading up to the front door. The main area of the garden is located to the rear and is predominantly laid to lawn with established hedge and shrub borders and two patio seating areas. There is gated side access which leads to the single garage with a tandem driveway in front providing off road parking for two vehicles. We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

A spacious central hallway with Amtico flooring, doors to all ground floor accommodation, an understairs storage cupboard and stairs rising to the first floor.

Sitting Room

A large and light dual aspect room with a Bay window to the front and double doors leading to the rear garden. There is ample space for a range of furniture and a central electric fireplace.

Cloakroom/W.C.

Fitted with a W.C., wash hand basin, heated towel rail and modern tiled splash backs.

Dining Room

A spacious room with a Bay window to the front and window to the side aspect.

Kitchen/Breakfast Room

A large open plan room with double doors to the garden, a Bay window and window to the side aspect, Amtico flooring and access to the utility room. The kitchen is beautifully fitted with a range of shaker style eye level cabinets with base units and drawers with work surfaces over and a one and a half sink and draining board. There is an integrated dishwasher, fridge/freezer, Bosch single oven, grill and a five ring gas hob with an extractor hood over. There is ample space for a table and chairs or further seating which is ideal for entertaining.



Utility Room

With fitted worktop with a cabinet below and space and plumbing for a washing machine.

First Floor Landing

A central landing with a hatch to the loft space, doors to all first-floor accommodation and an airing cupboard which houses the hot water cylinder.

Bedroom One & En-Suite

A large double bedroom with a double fitted wardrobe and dual aspect windows to the side and rear. There is a door to the en-suite which is fitted with a modern suite comprising a double shower cubicle with a hand held shower and rainfall shower over, W.C., vanity unit and heated towel rail. Window to the side aspect and tiled flooring and splash backs.

Bedroom Two & En-Suite

A double bedroom with a double fitted wardrobe, window to the rear aspect and door to the en-suite. The en-suite is fitted with a modern suite comprising a double walk in shower with a rainfall and handheld shower over, tiled flooring and splash backs, W.C., wash hand basin, heated towel rail and a window to the rear.

Bedroom Three

A double bedroom with dual aspect windows to the front and side with far reaching countryside views.



Bedroom Four

A double bedroom with a window to the front aspect.

Family Bathroom

Fitted with a white suite comprising a panelled bath with a mixer shower over, W.C., wash hand basin, heated towel rail with a window to the rear aspect and tiled splash backs.

Garage and Parking

Located to the side of the property, a single garage with power and light connected and a roller door. In front of the garage there is a tandem driveway which provides off road parking for two vehicles.

Outside

The front and side of the property has pleasant lawned garden areas with established shrubs and hedges. There are paved steps leading to the front door. To the rear of the property is a private and south/easterly facing garden which is predominately laid to lawn with established hedge and shrub borders. There is a patio seating area adjoining the house with side access leading to the driveway. There is a further raised patio seating area to the foot of the garden.

Situation

Banbury is conveniently located only 2 miles from junction 11 of the M40 putting Oxford (22 miles), Birmingham (43 miles), London (78 miles) and of course the rest of the motorway network within easy reach. There are regular trains from Banbury to London Marylebone (55 mins) and Birmingham Snow Hill (55mins). Birmingham International airport is 42 miles away for UK, European and New York Flights. Some very attractive countryside surrounds the Town and many places of historical interest are within easy reach.



Directions

From Banbury Cross proceed in a westerly direction along West Bar Street and continue into Broughton Road. Ascend the hill and and travel straight ahead at the roundabout. Continue for approximately a quarter of a mile and take the third left hand turn in to Friswell Road. Shortly after entering the road turn right and continue for a short distance where the property will be found on your left hand side.

Services

All mains services connected. The gas fired boiler is located in the utility room.

Local Authority

Cherwell District Council. Tax band F.

Tenure

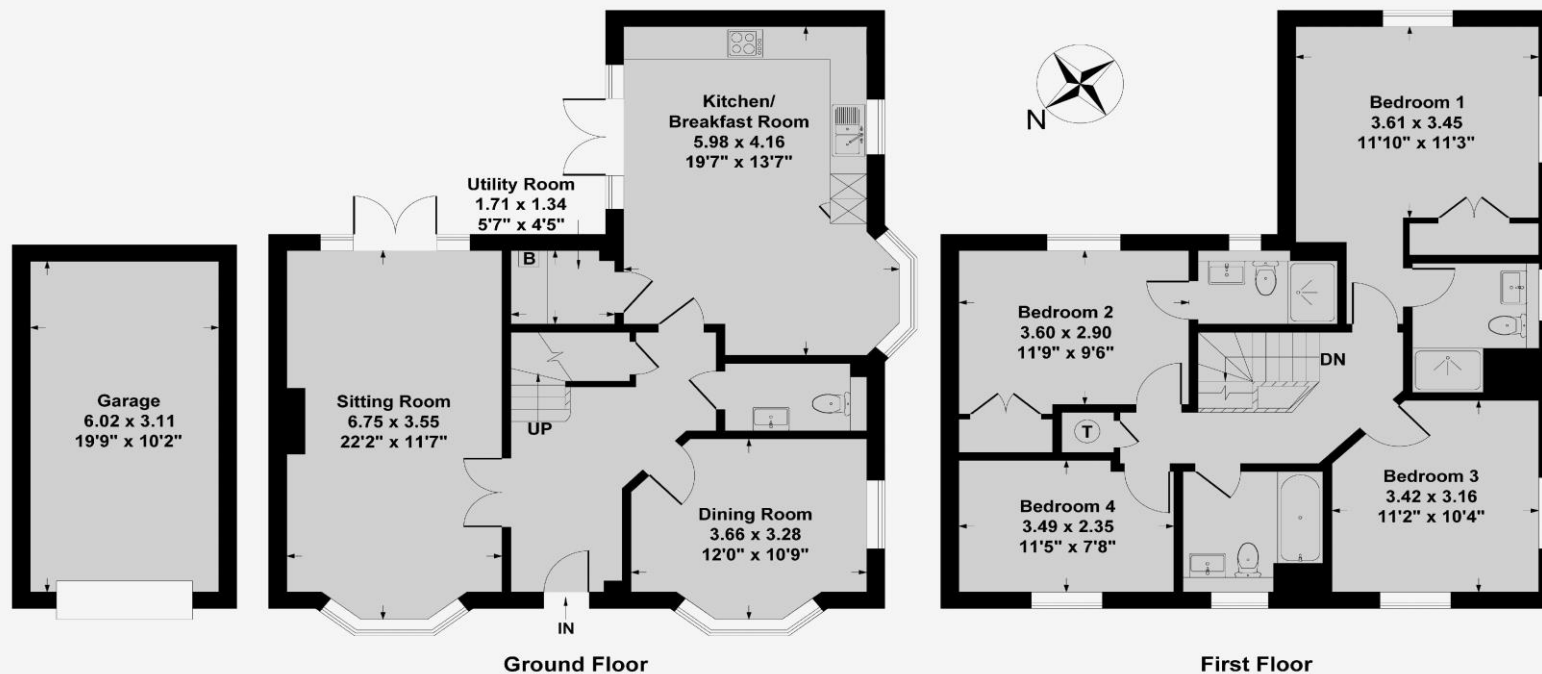
A freehold property

Viewing Arrangements

Strictly by appointment with Round & Jackson.

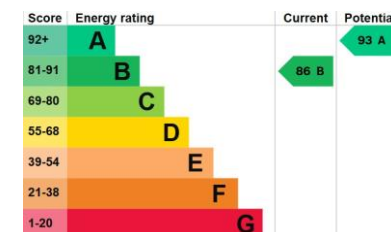
Asking Price: £555,000





Ground Floor Approx Area = 78.43 sq m / 844 sq ft
 First Floor Approx Area = 75.80 sq m / 816 sq ft
 Garage Approx Area = 18.72 sq m / 202 sq ft
 Total Area = 172.95 sq m / 1862 sq ft

Measurements are approximate, not to scale,
 illustration is for identification purposes only.
www.focuspointhomes.co.uk



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