

Laurel Close
Banbury





7 Laurel Close

Banbury, OX16 9HB

£360,000

A spacious and greatly extended, now four double bedroom, family home with a garage, driveway parking and a private rear garden and tucked away in a quiet cul-de-sac on the south side of town.

The Property

7 Laurel Close, Banbury is a very well presented and greatly extended, four double bedroom family home with a private garden and garage with driveway parking for two vehicles at the front. The property is located at the end of a popular and very quiet cul-de-sac on the south side of town and is close to local schools and amenities. The property has a smart side extension over two floors which has created a large kitchen diner and further bedrooms above, this was completed in 2007. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is an entrance hallway, sitting room, conservatory, rear lobby area and W.C and a large open plan kitchen diner. On the first floor there are four double bedrooms with an en-suite to the main bedroom and there is also a family bathroom. Outside to the rear there is a private lawned garden with a patio area and to the front there is a driveway for two vehicles which leads to a single garage with power and lighting. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

Entrance Hallway

A spacious hallway which forms part of a front extension with tiled flooring and stairs rising to the first floor with doors leading into the sitting room and kitchen diner.

Sitting Room

A bright and airy sitting room with good quality engineered oak flooring throughout. There is space for a table and chairs and there is a window to the front aspect and a sliding door which leads into the conservatory with a further internal door leading into the rear lobby.

Conservatory

A useful addition to the property which was added in 2017 and fitted with a glass roof. There are bi-fold doors leading into the garden with a further door to the side.

Rear Lobby and W.C

Currently used as an office space with a door leading into the kitchen and W.C and there is access to a useful understairs storage cupboard. The W.C is fitted with a white suite comprising a toilet and hand basin and there is a worktop area with space and plumbing below for a washing machine. There is a window to the rear aspect and tiled flooring throughout.

Kitchen Diner

Forming part of a side extension that was completed in 2007 this is a superb open plan entertaining space with plenty of room for a table and chairs and other furniture. The room is very bright and airy with windows to three aspects and there are double doors leading into the rear garden. The kitchen area is fitted with a range of shaker style cabinets with worktops over and tiled splash backs and there is an inset one and a half bowl sink with drainer. There are a range integrated appliances including a range cooker, five ring gas hob and extractor hood and there is also an integrated dishwasher. There is space within the kitchen cabinetry for a free standing fridge freezer and there is a useful breakfast bar area which can seat four people. The tiled flooring from the hallway and rear lobby continues throughout the kitchen.

First Floor Landing

Doors leading to all the first floor rooms and there is a cupboard housing the Potterton gas fired boiler. There is a loft hatch providing access to the roof space which is partially boarded with a ladder and light fitted.

Bedroom One

Forming part of the side extension from 2007 this is a spacious double bedroom with a window to the front aspect and there is a door leading into a really useful walk-in wardrobe area with a window to the front aspect. There is a further door leading into the en-suite which is fitted with a white suite which comprises a shower cubicle, toilet and wash basin with a vanity storage cupboard beneath and heated towel rail fitted. Window to the side aspect.

Three Further Bedrooms

Bedroom two is a large double bedroom with a window to the front aspect. Bedroom three is a double bedroom with a window to the rear aspect and bedroom four is a further double bedroom with a window to the rear aspect and this forms part of the side extension from 2007.

Family Bathroom

Fitted with a white suite comprising a panelled bath with a mixer shower over, a toilet and a wash basin. There is a heated towel rail fitted and there are attractive tiled splash backs and wood effect vinyl flooring. Window to the rear aspect.

Garage

A single garage with power and lighting and double doors leading onto the driveway.

Outside

To the rear of the property there is a very private lawned garden and there is a paved patio adjoining the house. There are sleeper edged borders with a variety of plants and shrubs and there is plenty of space within the garden for garden furniture. To the side of the property there is gated access to the driveway and garage. To the front of the property there is concrete driveway in front of the garage with a further paved area which provides parking for two vehicles. There are low maintenance scattered slate and gravelled borders adjoining the house.

Directions

From Banbury Cross proceed in a southerly direction along South Bar Street and continue away from the town. After approximately 1 mile turn left where sign posted for Bodicote. At the roundabout take the third exit over the bridge and at the next roundabout take the third exit for Sycamore Drive. Laurel Close is the third turning on the right hand side and the property will be found at the end of the cul-de-sac in the left hand corner.

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.

Services

All mains services connected. The gas fired boiler is located in the landing cupboard.

Local Authority

Cherwell District Council. Tax band C.

Viewing Arrangements

By prior arrangement with Round & Jackson.

Tenure

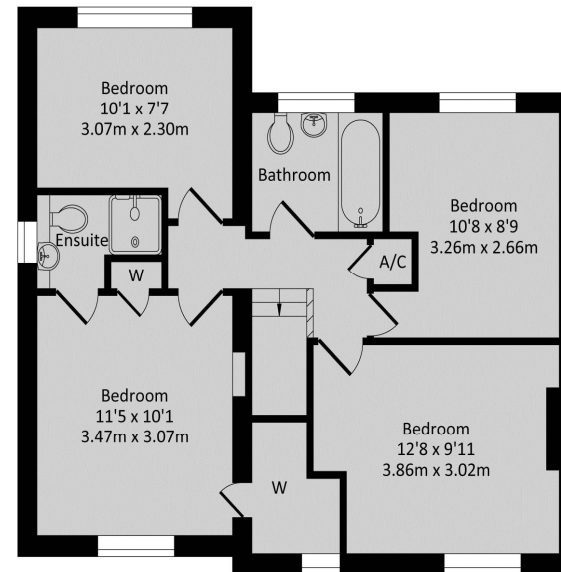
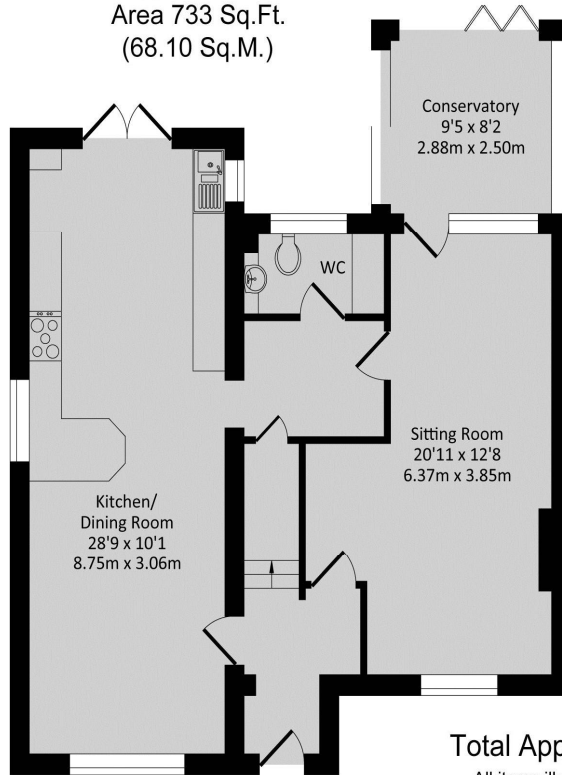
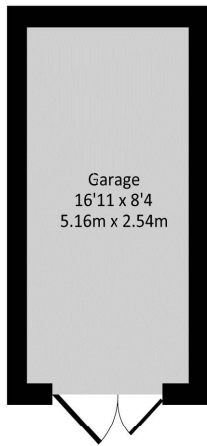
A freehold property.



Garage
Approx. Floor
Area 141.0 Sq.Ft.
(13.10 Sq.M.)

Ground Floor
Approx. Floor
Area 733 Sq.Ft.
(68.10 Sq.M.)

First Floor
Approx. Floor
Area 591 Sq.Ft.
(54.90 Sq.M.)



Total Approx. Floor Area 1465 Sq.Ft. (136.10 Sq.M.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

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. No responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Services Systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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