



10 Seedling Road, Bodicote, Banbury, Oxon OX15 4UB
£539,950 Freehold

Stanbra
Powell

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An impressive four bedroom detached stone built family home, constructed by Crest Nicholson in 2020 and situated on the popular Cotefield development in the sought after village of Bodicote.

Ground Floor

Entrance Hallway: Accessed via a composite front door, the spacious entrance hallway features stairs rising to the first floor, wall mounted radiator and doors leading to all ground floor accommodation. There is a useful shoe cupboard which also houses the fuse box, together with a further understairs storage cupboard.

Cloakroom: Fitted with a modern two piece white suite comprising a low level WC and wash hand basin with tiled splashback. The room also benefits from tiled flooring, recessed spotlights, extractor fan, wall mounted radiator and a UPVC double glazed obscured window to the side aspect.

Living Room: A bright and well-proportioned reception room with a UPVC double glazed window to the side aspect and wall-mounted radiator. UPVC double doors open directly onto the rear patio and garden, providing a pleasant connection between the living accommodation and outside space.

Dining Room: A separate dining room offering ample space for a good sized dining table and chairs. The room benefits from a UPVC double glazed window to the front aspect and wall mounted radiator.

Kitchen/Breakfast Room: A generous and practical family kitchen fitted with a range of modern high gloss white base and eye level units with integrated handles and laminate work surfaces. Integrated appliances include an electric oven, four ring gas hob with extractor hood over, fridge/freezer, washing machine, dishwasher and sink unit. The kitchen benefits from tiled flooring, a wall mounted radiator, UPVC double glazed windows and UPVC double doors opening onto the rear patio. There is also ample space for a breakfast table and chairs, making this an ideal everyday family space.

Study: A useful separate study, ideal for home working, with UPVC double glazed windows to the front and side aspects and a wall mounted radiator.

First Floor

Landing: The first floor landing provides access to all four bedrooms and the family bathroom. There is an airing cupboard housing the Megaflow hot water cylinder and Potterton boiler, together with access to the loft via a pull down ladder. The loft is fully boarded and benefits from lighting.

Bedroom One: A large double bedroom enjoying a UPVC double-glazed window to the front aspect and wall mounted radiator. The bedroom incorporates a useful dressing area with two built in double wardrobes featuring sliding mirrored doors. A door leads to the en-suite shower room.

En-Suite Shower Room: Fitted with a three piece white suite comprising a low level WC, wash hand basin and large shower cubicle with bar shower over. The room benefits from tiled flooring, tiled splashback areas, heated towel rail, recessed spotlights and extractor fan, together with a UPVC double-glazed obscured window to the rear aspect.

Bedroom Two: A generous double bedroom with a UPVC double glazed window overlooking the rear garden and a wall-mounted radiator. A door leads to the second en-suite shower room.

En-Suite Shower Room: Fitted with a three piece white suite comprising a low level WC, wash hand basin and double shower cubicle with bar shower over. Further features include tiled flooring, tiled splashback areas, recessed spotlights, extractor fan and a UPVC double glazed obscured window to the front aspect.

Bedroom Three: A well proportioned double bedroom with a UPVC double glazed window to the front aspect and wall mounted radiator.

Bedroom Four: A useful single bedroom with a UPVC double glazed window to the front aspect and wall mounted radiator. This room would also make an ideal home office, nursery or dressing room.

Family Bathroom: Fitted with a three piece white suite comprising a low level WC, wash hand basin and panel bath with shower attachment over. The room benefits from predominantly tiled walls, tiled flooring, heated towel rail, recessed spotlights and extractor fan, together with a UPVC double glazed obscured window to the rear aspect.

Outside

Frontage and Parking: The property is approached via a paved pathway with steps leading to the front door, flanked by attractive slate borders. To the side of the property is a tandem driveway providing off-road parking for approximately two to three vehicles.

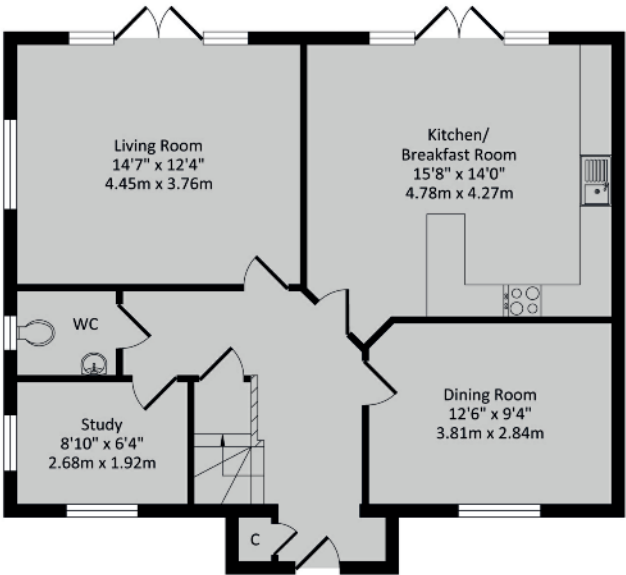
Rear Garden: The larger than average rear garden has been landscaped to a high standard and provides an attractive, low maintenance outdoor space. Immediately adjoining the property is a generous porcelain paved patio, ideal for outdoor dining and entertaining, with an outside tap and gated side access to both sides. The main garden features a large artificial lawn enclosed by attractive railway sleeper edging, together with raised flower beds and established planting. A second porcelain paved patio area can be found towards the rear of the garden, positioned to enjoy sunlight throughout much of the day. There is also a slate covered area to the rear of the garage with a further small patio, providing useful additional storage space or an ideal location for a garden shed. The garden is fully enclosed by timber panel fencing.

Garage: A single stone-built garage with a metal up-and-over door, benefiting from both power and lighting.

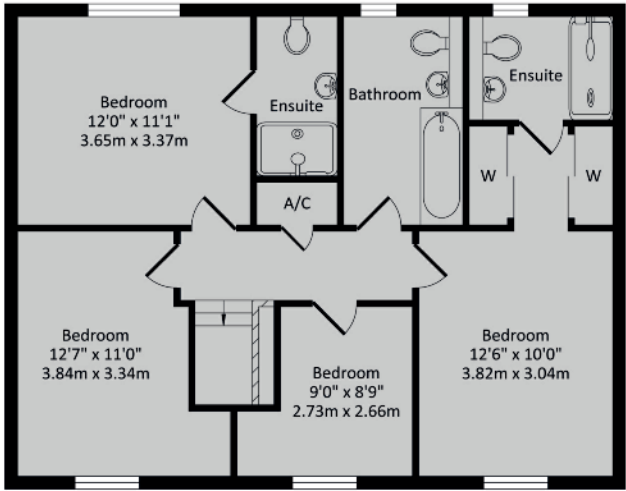




Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



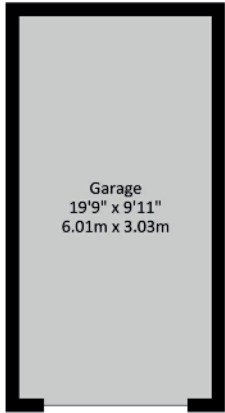
Ground Floor
746 sq.ft. (69.30 sq.m.) approx.



1st Floor
724 sq.ft. (67.30 sq.m.) approx.

TOTAL APPROX. FLOOR AREA 1666 sq.ft. (154.80 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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