



111 Nickling Road  
Banbury



ROUND & JACKSON  
ESTATE AGENTS



# 111 Nickling Road

Banbury, OX16 1BB

£425,000

A modern four bedroom detached family home with a garage and a large rear garden. The property sits at the end of a quiet no-through road with a pleasant grassed area in front of the house. No onward chain.

## The Property

111 Nickling Road, Banbury is a Persimmon built, four bedroom detached family home which was built in around 2021. The property is situated on a very quiet, no-through road which leads down to just four houses and has a pleasant grassed area to the front, giving a feeling of space. The property has a larger than average garden and a garage with driveway parking. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is a hallway, W.C, sitting room and a large kitchen diner. On the first floor there are four double bedrooms, two of which are extremely large, and there is an en-suite to the main bedroom and a further family bathroom. Outside to the rear there is a large lawned garden and patio and to the front there is a large integral garage and driveway parking with a further lawned area. We have prepared a floor plan to show the room sizes and layout, some of the main features include:

## Entrance Hallway

A spacious hallway with stairs rising to the first floor and doors leading to the other ground floor rooms. There is tile effect flooring throughout.

## Cloakroom W.C

Fitted with a white suite comprising a toilet and hand basin. There is tiled splash backs and the tile effect flooring from the hallway continues throughout.

## Sitting Room

A good size sitting room with a window to the front aspect which offers a pleasant outlook.

## Kitchen Diner

A good size kitchen diner spanning the rear of the property. The dining area has plenty of space for a table and chairs and there is a large, built-in storage cupboard with double doors leading into the garden. The kitchen area is fitted with upgraded, grey gloss cabinets with wood effect worktops over and tiles splash backs.

There is an inset one and a half bowl sink with drainer and two windows overlooking the rear garden. The kitchen has a range of integrated appliances including a fridge freezer, dishwasher, washer dryer, double electric oven, four ring gas hob and an extractor hood. The tiled effect from the hallway continues throughout the whole kitchen diner.

## First Floor Landing

A very spacious landing with doors leading to the first floor rooms and a built-in, shelved storage cupboard.

## Bedroom One

A very large main bedroom with two windows to the front aspect which offers a pleasant outlook. The wardrobes will remain as part of the sale and there is a door leading into the en-suite. The en-suite is fitted with a white suite comprising a large shower cubicle with a rainfall and hand-held shower, a toilet and a hand basin. There is attractive floor to ceiling tiling, a heated towel rail and there is a window to the side aspect.

## Bedroom Two

A very large double bedroom with a window to the front aspect offering a pleasant outlook.

## Bedroom Three

A double bedroom with a window to the rear aspect.

## Bedroom Four

A small double bedroom with a window to the rear aspect.

## Family Bathroom

Fitted with a white suite comprising a panelled bath, toilet and wash basin. There are attractive tiled splash backs, tile effect flooring and there is a heated towel rail and window to the rear aspect.



### Garage

A good size single garage with an up-and-over door leading onto the driveway. There is a wall mounted Ideal Logic, gas fired combination boiler for the central heating and hot water system.

### Outside

To the rear of the property there is a large lawned garden and a paved patio adjoining the house. There is gated access to the front of the property and there is an outside tap fitted. The garden has scattered bark borders and the current owners have planted trees along the rear fence which will soon offer a good amount of privacy. To the front of the property there is a tarmac driveway and further grassed area with established shrubs and gravelled borders.

### Solar Panels

The solar panels do not provide a feed-in tariff but they do reduce usage if utilized at the peak times during the day.

### Directions

From Banbury Cross proceed in a northerly direction via Horsefair and North Bar Street. At the traffic light controlled cross roads, turn left on the Warwick Road, B4100. Follow this road towards the outskirts of the town and at the fifth roundabout turn right onto Dukes Meadow Drive. Turn left at the first roundabout and follow the road along where Number 111 will be found on your right hand side just after the right hand turning for Hana Close and opposite the Park.

### Situation

Banbury is a thriving market town located just north of Oxford amidst beautiful rolling countryside. The town is steeped in history and is now a modern centre with a full range of shops, supermarkets, a cinema complex, restaurants and leisure facilities. Communication links are excellent with Junction 11 of the M40 situated approximately two miles north east. Banbury railway station provides regular trains to all parts of the country with London and Birmingham a comfortable commute (London Marylebone from 57 minutes and Birmingham New Street from 44 minutes). Birmingham Airport is about 40 miles distant and Heathrow and Luton Airports are also within easy reach. There is a local supermarket a short walk from the property. The local area provides a range of primary and secondary schools; with NOA and Hanwell Fields Academy both only a mile away.

### Services

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

### Local Authority

Cherwell District Council. Tax band E.

### Viewing Arrangements

By prior arrangement with Round & Jackson

### Tenure

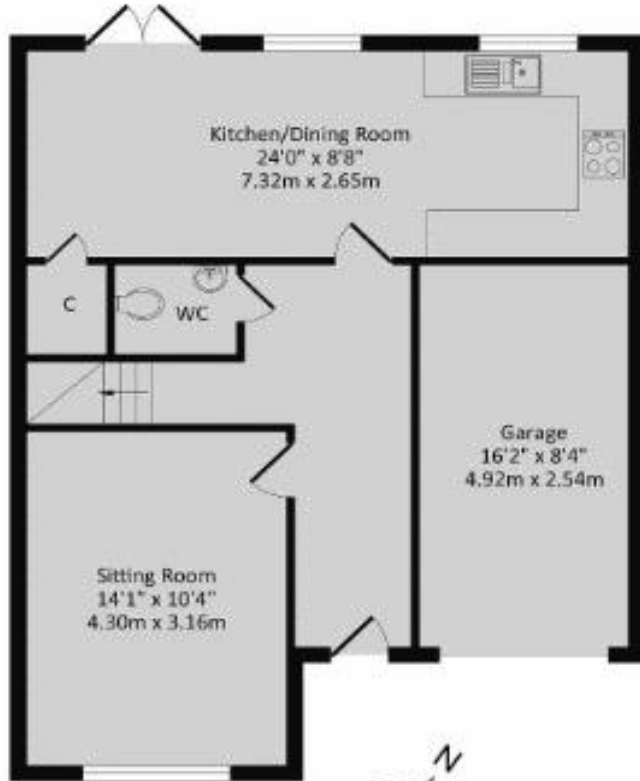
A freehold property. Service Charge There is a service charge for the development which is currently £169.98 per annum.

### Solar Panels

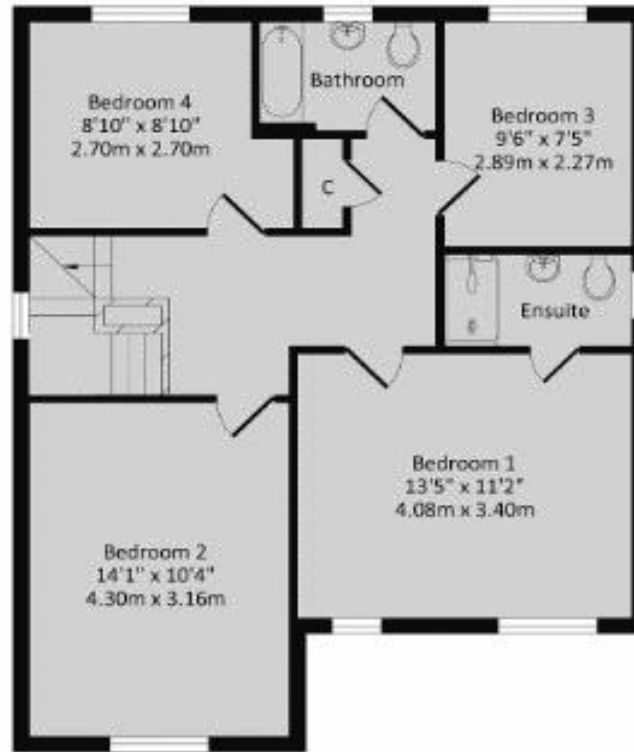
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Ground Floor  
657 sq.ft. (61.0 sq.m.) approx.



First Floor  
657 sq.ft. (61.0 sq.m.) approx.



TOTAL APPROX. FLOOR AREA 1314 sq.ft. (122.0 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	90 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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