



De La Warr Drive
Banbury



ROUND & JACKSON
ESTATE AGENTS



44 De La Warr Drive

Banbury, Oxon, OX16 1BF

£380,000

A spacious and modern three bedroom detached house located on the northern edge of town within this popular new development close to amenities. Available for sale with no onward chain.

The Property

44 De La Warr Drive, Banbury is a modern three bed detached house forming part of the Hanwell Chase development towards the outskirts of the town. The property has well planned out accommodation which is arranged over two floors with an entrance hallway, a sitting room, spacious kitchen/diner, utility room and cloakroom on the ground floor. On the first floor there is a master bedroom with an ensuite shower room, two further bedrooms and a family bathroom. Outside to the rear there is a lawned garden with access to the tandem driveway and single garage.

We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

Entrance Hallway

A spacious hall with tiled flooring, stairs to the first floor and doors to the kitchen/dining room and sitting room.

Sitting Room

A spacious sitting room with a window to the front aspect and double doors leading to the rear garden.

Kitchen/Diner

Fitted with modern eye level wall cabinets and base units and drawers with work surfaces over and an inset sink and draining board. There is an integrated single oven with a four ring gas hob above and extractor hood over and space and plumbing for a dishwasher and fridge/freezer. There is a breakfast bar and space for dining furniture, windows to the front and rear, storage cupboard and door to the utility.

Utility Room

Fitted work surfaces and space and plumbing for a washing machine and tumble dryer. Doors to the cloakroom and to the rear garden.

Cloakroom

Fitted WC and wash hand basin.

First Floor Landing

Doors to first floor accommodation, hatch to loft space, cupboard and a window to the rear aspect.

Master Bedroom

A spacious double bedroom with windows to the front and rear aspect.

Ensuite

Fitted with a double shower cubicle, WC and wash hand basin with tiled splashbacks.

Bedroom Two

A double room with a window to the front.

Bedroom Three

A good sized single bedroom with a window to the rear aspect.

Family Bathroom

Fitted with a modern white suite. Panelled bath, WC and wash hand basin with modern tiled splashbacks and a window to the front aspect.

Outside

To the side of the property there is a driveway with a Pod Point Solo 3 7.7kW charger. and a single garage. To the rear there is an enclosed garden which is predominantly laid to lawn with established plant and shrub borders and paved patio area adjoining the house. To the front of the property there is a small garden area with established hedges.

Garage

A single garage with power and lighting and an up and over door.

Directions

From Banbury town centre proceed along the Warwick Road and continue out of town for approximately one and a quarter mile. Having passed the Barley Mow Public House go straight ahead at the next two roundabouts and then take the next road on the right into Nickling Road, De La Warr Drive will be found as the second road on the left and then take the next right hand turn where the property will be found at the end of this road on the right.

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 (51 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 and many places of historical interest are within easy reach.

Services

All mains services connected.

Local Authority

Cherwell District Council. Tax band D.

Tenure

A freehold property.

Viewing arrangements

Strictly by prior arrangement with Round & Jackson.

Agents Notes

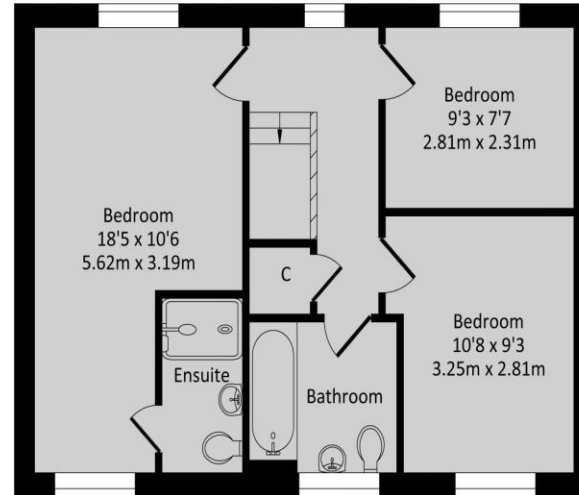
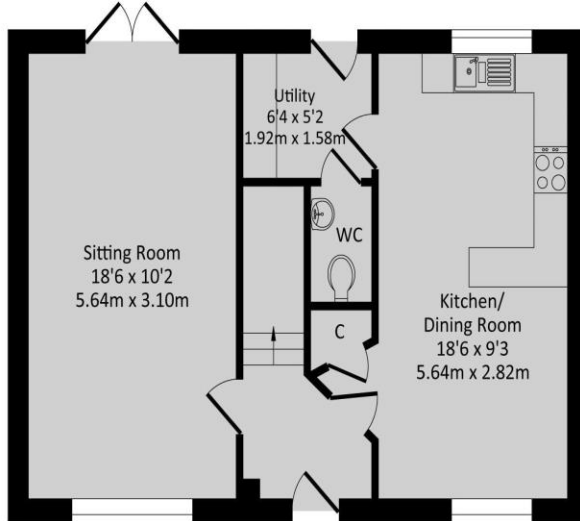
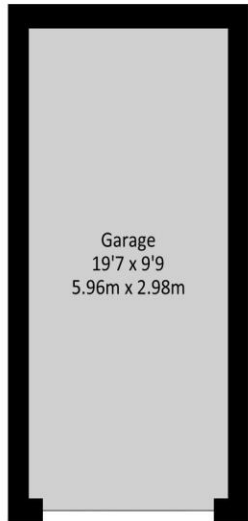
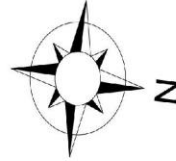
The current vendors have advised the annual service charge for 2023/2024 was £190.



Garage
Approx. Floor
Area 192 Sq.Ft.
(17.80 Sq.M.)

Ground Floor
Approx. Floor
Area 488 Sq.Ft.
(45.30 Sq.M.)

First Floor
Approx. Floor
Area 488 Sq.Ft.
(45.30 Sq.M.)



Total Approx. Floor Area 1167 Sq.Ft. (108.40 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 | | 93 A |
| 81-91 | B | 82 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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Property Misdescriptions Act 1991: The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her professional buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor. You are advised to check the availability of any property before travelling any distance to view.