



Betts Close  
Banbury



ROUND & JACKSON  
ESTATE AGENTS





# 4 Betts Close

Banbury, OX16 9ZN

£410,000

A truly immaculate three bedroom detached family home with a garage and located on the popular Bloxham Vale development. The property benefits from expensive upgrades which were added by the current owner and the property has a favourable tucked-away position within the development.

## The Property

4 Betts Close, Banbury is a truly immaculate and significantly upgraded, Redrow built, three bedroom detached family home with a garage, large driveway and a beautifully landscaped rear garden. The property has a favourable, tucked away position within the development, on a quiet no-through road. The property is fitted with an upgraded kitchen and quartz worktops and the flooring and tiling throughout the property was also upgraded to the highest level. A significant amount of money has also been spent landscaping the gardens which are also immaculately presented. The living accommodation is arranged over two floors and is well laid out. On the ground floor there is a spacious hallway, a cloakroom W.C, large sitting room and a spacious kitchen diner with a separate utility room. On the first floor there is a spacious landing, three double bedrooms (en-suite to main bedroom) and a family bathroom. 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 doors leading to the sitting room, kitchen diner and cloakroom. There are stairs rising to the first floor and there is high quality tiled flooring throughout.

## Cloakroom W.C

A spacious cloakroom which is fitted with a white suite comprising a toilet and wash basin. Upgraded tiling to the walls and splash backs and upgraded tiled flooring.

## Sitting Room

A spacious sitting room with dual aspect windows to the front and side with bespoke fitted shutters. Plenty of space for furniture.

## Kitchen Diner

A fantastic and very bright and airy kitchen diner with plenty of space for a table and chairs. The kitchen is fitted with upgraded green coloured shaker cabinets with quartz worktops over and attractive herringbone tiling. There is a breakfast bar area with ample seating beneath and French doors leading out onto the garden. There are further windows to the rear and side aspects and bespoke shutters fitted. The kitchen has a range of integrated appliances including a double electric oven, four ring gas hob and extractor hood. There is an integrated fridge-freezer and also a dishwasher. There is an inset one and a half bowl sink and upgraded tiled flooring throughout the whole room. Door leading into the hallway and door leading into the utility room.

## Utility Room

A good size utility room which is fitted with a cupboard and quartz worktop area with sink. There is space, and plumbing for a washing machine and dishwasher beneath and the upgraded tiled flooring continues from the kitchen. Side access door leading onto the driveway and a useful understairs cupboard.

## First Floor Landing

A spacious landing with a window to the front aspect and bespoke fitted shutters. There are doors leading to the rooms and there is a large built-in storage cupboard which houses the Vaillant gas fired boiler.

## Bedroom One

A large double bedroom with a window to the front aspect and bespoke fitted shutters. Plenty of space for furniture and a door leading into the en-suite. The en-suite is fitted with a white suite comprising a double shower cubicle, toilet and wash basin and a heated towel rail. There are upgraded tiled splash backs, tiled flooring and there is a window to the side aspect with fitted blind.





### Bedroom Two

A large double bedroom with a window to the front aspect and bespoke fitted shutters.

### Bedroom Three

A double bedroom with a window to the side aspect and bespoke fitted shutters.

### Family Bathroom

A large family bathroom which is fitted with a white suite comprising a panelled bath, toilet and wash basin. There is a window to the front aspect with fitted blind and there is upgraded tiled splash backs and tiled flooring. Heated towel rail.

### Garage

A large single garage with power and lighting. There is an up-and-over door leading onto the driveway and a further access door leading into the garden.

### Outside

To the front of the property there are pretty pebbled borders with established, well chosen shrubs. To the side of the property there is paved driveway for up to three vehicles. To the rear there is a good size, landscaped garden with a large patio area adjoining the house and an artificial lawned section with further paved seating area. There are power sockets throughout the garden, lighting behind the garage and there are hot and cold taps fitted. There is gated access onto the driveway and a door leading into the garage.

### Directions

From Banbury Cross proceed in a southerly direction on South Bar Street, take the right hand turn for Bloxham on the A361. Continue to the round about and take the third exit onto Tyrrell Road. Take the third right for Bidwell Road, continue for a short distance and take the first right into Betts Close and the property will be found immediately on your right.

### 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, restaurants and leisure facilities. Communication links are excellent with Junction 11 of the M40 situated approximately two miles north east. Banbury railway station is within easy reach and 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. The local area provides a range of primary and secondary schools.

### Services

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

### Local Authority

Cherwell District Council. Tax band D.

### Viewing arrangements

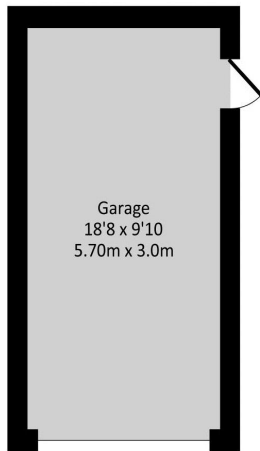
By prior arrangement with Round & Jackson.

### Tenure

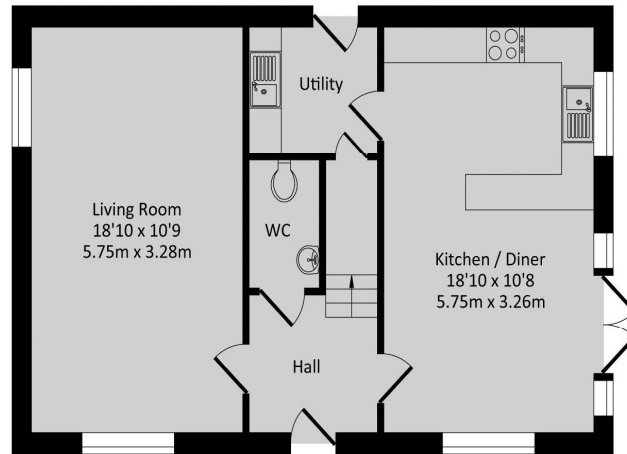
A freehold property. There is a service charge for the development of around £180.00 per year.



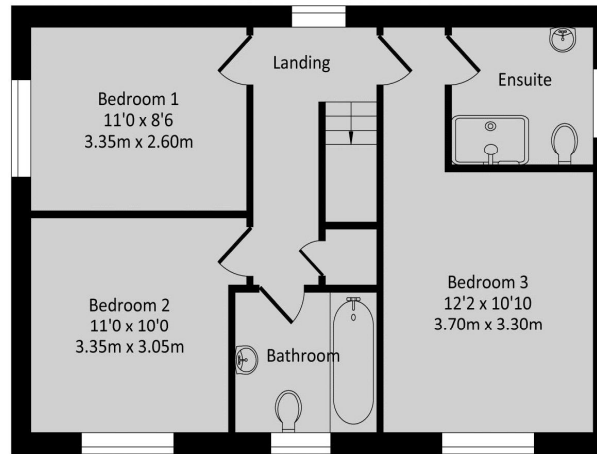
Garage  
Approx. Floor  
Area 184 Sq.Ft.  
(17.1 Sq.M.)



Ground Floor  
Approx. Floor  
Area 552 Sq.Ft.  
(51.3 Sq.M.)



First Floor  
Approx. Floor  
Area 552 Sq.Ft.  
(51.3 Sq.M.)



**Total Approx. Floor Area 1288 Sq.Ft. (119.7 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	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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