



MAXWELLS



45 Halestrap Way, Kings Sutton, Banbury, Northamptonshire. OX17 3SF
Guide Price £475,000 - Freehold



PROPERTY DESCRIPTION

A beautifully presented, double fronted stone built family home located on a residential cul de sac with four bedrooms, three bathrooms, a delightful south west facing rear garden and large garage.

Located on a cul de sac in the sought after village of Kings Sutton is this beautifully presented family home. The house is set back from the road with a front garden enclosed by dwarf height wrought iron roll top fencing. There is a driveway with car port and garage to the left hand side while a pathway leads to the front door. From the hallway are stairs rising to the first floor landing and doors leading off to the sitting room, kitchen/dining room and cloakroom.

The sitting room is a lovely, light and airy room with double glazed window to the front and glazed French doors leading to the south west facing rear garden. The kitchen/dining room offers plenty of room to cook and dine with a range of cabinets and appliances to the front plus glazed French doors leading to the south west facing rear garden. There is also a door that leads to the utility room which has plumbing for a washing machine and a glazed door leading to the south west facing rear garden.

From the first floor landing are doors leading to all bedrooms plus the family bathroom and loft space along with an airing cupboard. The master bedroom is fantastic sized room with two built in wardrobes and a generous en suite with large, double shower. Bedroom two is also a good sized double room with fitted wardrobes while bedrooms three and four are both large single/small double bedrooms. The family bathroom is fitted with a white three piece suite and tiles to the splash prone areas.

The rear garden is south west facing and enjoys plenty of sunshine all day long. There is a paved patio area adjacent to the rear of the house with an outside tap, behind the garage is a timber shed and useful storage area that has been enclosed by open slat fencing. The garden itself is laid mainly to lawn with a selection of attractive flowers and shrubs to the borders. An archway created by small trees leads to a lovely and secluded seating area which is quite private and perfect for enjoying long summer evenings.

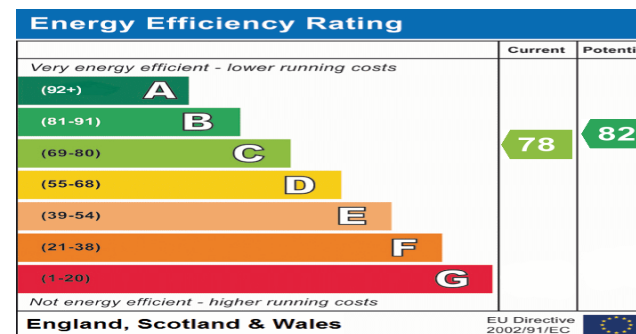
The garage is an oversized single garage measuring a generous 10'1" wide. It has power & light connections plus a pedestrian door which leads to the rear garden.

Services - we have been advised that the property is connected to mains gas, electricity, water and drainage. Heating and hot water is currently provided by a gas boiler.

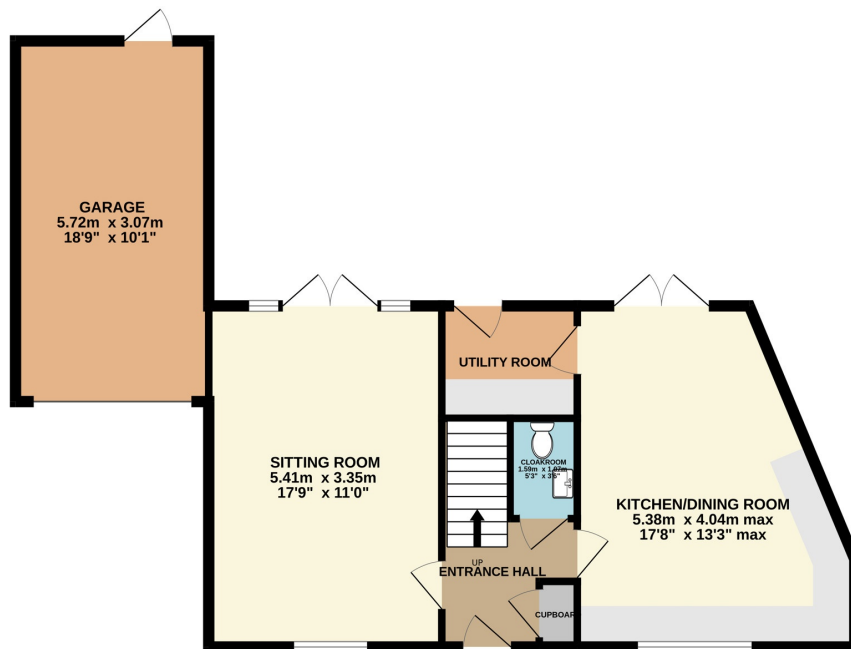
Site management fee - we have been advised that there is a site management fee of £330.72 paid in monthly instalments of £27.56.

POINTS OF INTEREST

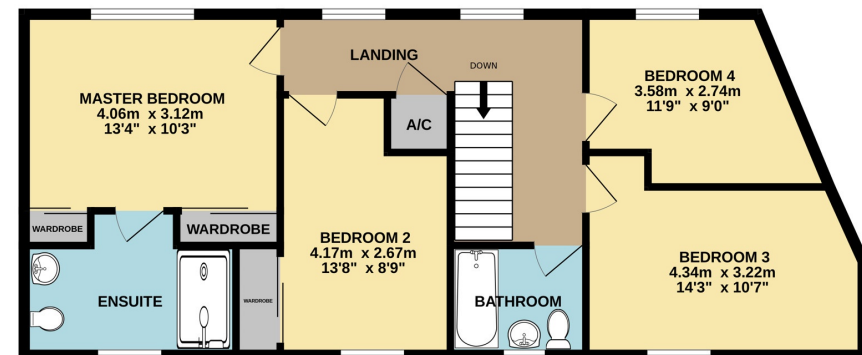
- Stone Built Family Home
- Four Bedrooms
- En Suite & Fitted Wardrobes to Master Bedroom
- Cul De Sac Location
- Large Garage
- South West Facing Rear Garden
- Double Fronted
- Sitting Room
- Large Kitchen/Dining Room
- Utility Room
- Driveway



GROUND FLOOR
69.7 sq.m. (750 sq.ft.) approx.



1ST FLOOR
68.7 sq.m. (740 sq.ft.) approx.



TOTAL FLOOR AREA : 138.4 sq.m. (1490 sq.ft.) 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.
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