





21 Deene Close, Adderbury, OX17 3LD

Guide Price £375,000

A cut above anything else you are likely to find nearby! Really lovely throughout.

A beautifully renovated three-bedroom detached bungalow with pretty garden & ample parking, set on a quiet side road in the very popular village of Adderbury. Previously somewhat tired, the bungalow has now been updated by the current owners.

Adderbury is one of the most vibrant communities in North Oxfordshire - go to www.adderbury.org for a fantastic guide to the village. It's history dates back to Roman times. Today the village is a delight, with amenities ranging from; lakes nearby, which are a classified nature reserve, café, hairdressers, local store, 4 pubs, squash/tennis club, 3 play parks and even a library; all within walking distance. There is also a highly regarded primary school in the village, which feeds through to a choice of several very good local secondaries, plus renowned private schools an easy drive away. It's just a lovely place to live - cut above anything else you are likely to find nearby.

The property is set well back from the road behind a broad frontage offering very generous off-road parking for 4 cars. On entering the bungalow, there is an unusual double height entrance hall which is a light and bright chalet-style space. To the right, a pair of doors leads into the generous size garage. Through the garage, is another conservatory-style room which is currently used as a utility and home office.

Sliding glass doors from the inner hallway, lead through to the main house. The newly fitted kitchen is smart and modern, with built in electric oven, gas hob, dishwasher and fridge/freezer.

Off the kitchen, the L-shaped living room is a great size with a new inbuilt multi-fuel stove. Ample natural light makes it feel very positive and welcoming.

All three bedrooms have pleasant views out into the garden. The 2 main double bedrooms are both fitted with generous sized built-in wardrobes. The third bedroom has a large, glazed skylight overhead, which brings in fantastic natural light.

Serving all of them, the bathroom is well presented, with a thermostatic shower over the bath. In the hall there are also 2 large built in storage cupboards.



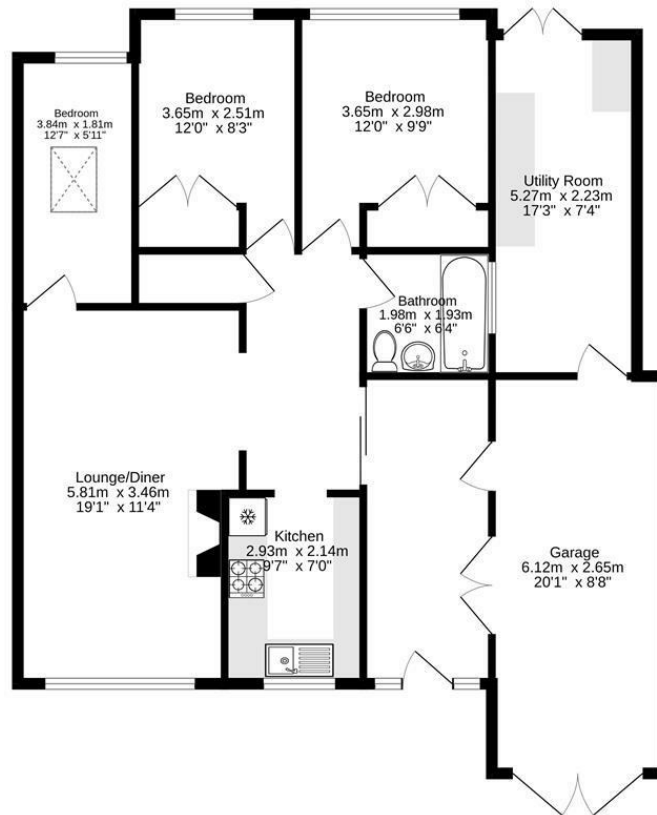
The entire attic is completely boarded, fully lit, has cupboard doors fitted to the eaves and a wooden ladder with large access hatch. The combi-boiler is conveniently located in this space too. There could be potential to convert the attic into further living space (subject to planning and regs).

The rear garden has lawn area, mature flower beds and good patio space for entertaining. There is also an open-faced stone potting shed. Being surrounded by other bungalows in a quiet area, the garden space is private and not overlooked.





Ground Floor
101.5 sq.m. (1092 sq.ft.) approx.



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TOTAL FLOOR AREA : 101.5 sq.m. (1092 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Material Information QR Code:



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Mains water, electricity, gas CH
Cherwell district council
Council tax band C
£2,262-05 p.a. 2026/27
Freehold

- Lovely quiet road
- Living/dining room
- Combi boiler
- Great village
- Utility, garage & shed
- Ample driveway
- Three bedrooms
- Bath & shower overhead
- Matured, enclosed rear garden

Important Notice

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed. Any floor plan provided is for representation purposes only, as defined by the RICS Code of Measuring Practice and whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are in working order.

to discuss this property or to arrange a viewing please call, or drop us a line interested@cridlands.co.uk

01869 343600

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