



Pinnocks Way, Botley, Oxford, Oxfordshire, OX2 9DD

## 13 Pinnocks Way, Botley, Oxford, Oxfordshire, OX2 9DD

An extended semi detached family home set in a slightly elevated position, occupying an impressive plot, which in our opinion provides attractive 'far reaching/scenic views' from certain vantage points. The property offers generous size accommodation throughout including entrance hall, lounge, dining area, fitted kitchen with integrated appliances and ground floor W.C. On the first floor are three good size bedrooms and 'modern style' family shower room. Outside the property is an excellent size rear garden providing a useful covered patio to rear, a further patio area ideal for entertaining and at the end of the garden a wooden studio which can be ideal for a 'working from home' set up. No onward chain.

Guide Price: £449,950



## GROUND FLOOR

### ENTRANCE HALL

Part glazed door to front. Fitted cupboard. Double glazed window to side. Two radiators. Coving to ceiling. Stairs rising to first floor with storage space under.

**LOUNGE AREA 16' 07 max" x 12' 09 max" (5.05m max x 3.89m max)**

Double glazed window to front aspect. Fire with surround. Coving to ceiling. Radiator. Opening to:-

**DINING AREA 10' 04 max" x 9' 11 max" (3.15m max x 3.02m max)**

Double glazed door to garden. Coving to ceiling. "Serving hatch" to kitchen. Radiator.

**KITCHEN 13' 11 max" x 8' 11 max narrowing to 6' 0" (4.24m max x 2.72m max narrowing to 1.83m)**

Double glazed window to side aspect. Single glazed door to garden. Matching wall and base units with work surface over and one and a half sink and drainer inset. Part tiling to walls. Space for cooker. Space for upright fridge/ freezer. Fitted 'wine chiller'. Plumbing for washing machine. Plumbing for dishwasher. Door to:-

### W.C

Obscure double glazed window to rear aspect. W.C and corner wash hand basin. Part tiling to walls. Radiator.

## FIRST FLOOR

### LANDING

Double glazed window to side aspect. Access to loft. Fitted cupboard. Wooden bannister.

**BEDROOM 10' 05" x 10' 04 to wardrobe" (3.18m x 3.15m to wardrobe)**

Double glazed window to rear aspect. Coving to ceiling. Fitted wardrobe with sliding mirrored doors. Radiator.

**BEDROOM 12' 03" max x 10' 11" max (3.73m max x 3.33m max)**

Double glazed window to front aspect. Electric fire.

**BEDROOM 10' 06" x 6' 08" (3.2m x 2.03m)**

Double glazed window to rear aspect. Coving to ceiling. Radiator. Fitted cupboard.

### SHOWER ROOM

Obscure double glazed window to front aspect. Suite comprising corner shower cubicle with sliding door. W.C. Wash hand basin with drawers under. Heated towel rail.

## OUTSIDE

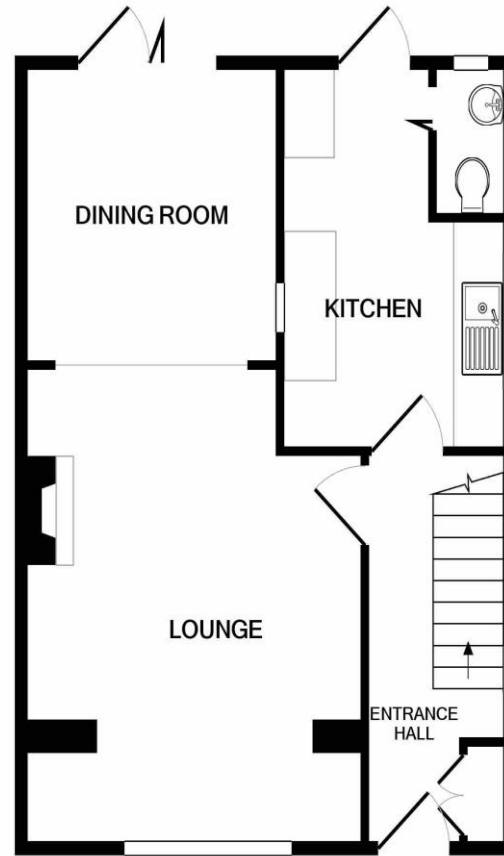
### REAR GARDEN

In our opinion an excellent sized garden, separated into three sections comprising a good sized paved patio area and covered tiled area leading to outside store. Covered side area leading to side gates to front. Steps up from rear patio to area of lawn and path to a useful wooden studio with decking area.

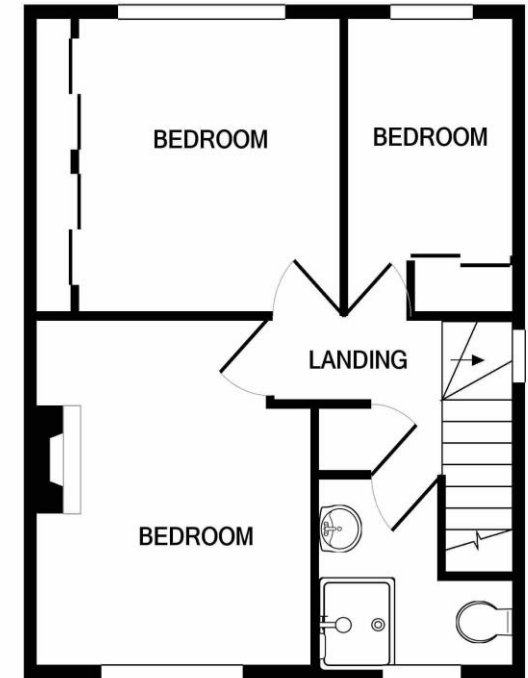


Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		86   <b>B</b>
69-80	<b>C</b>	71   <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

The graph shows this property's current and potential energy efficiency.



GROUND FLOOR  
APPROX. FLOOR  
AREA 498 SQ.FT.  
(46.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 423 SQ.FT.  
(39.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 921 SQ.FT. (85.6 SQ.M.)

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

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