

BALLIOL CLOSE  
TACKLEY  
OXFORDSHIRE

# 10 Balliol Close, Tackley

Oxfordshire, OX5 3AS

A four-bedroom detached bungalow set in a quiet cul de sac. The expansive family living area, was opening up the kitchen/lounge and dining rooms to create a delightful open plan living space, modern kitchen.

The front has been completely redesigned, creating a welcoming contemporary / rustic look with white render and grey cladding, new curving dry stone wall and path, lavender and various gravel garden planting, new gravel off street parking, and beautiful low maintenance wildflower meadow.

Other benefits include oak and stone floors throughout, redecoration and recently installed grey aluminium windows and doors. The renewed heating system includes a bosch worcester boiler installed in 2021.

From the entrance hall there is access to the main rooms to include a study/small bedroom to the front, the large bright and airy family/kitchen room, separate utility, three bedrooms, family bathroom and a further reception room that's currently used as a snug with wood burning stove and sliding door. The master bedroom also benefits from morning light from the French doors into the garden and an en-suite bathroom.

**Guide Price: £675,000**

 4/5

 2/3

 2



South Facing

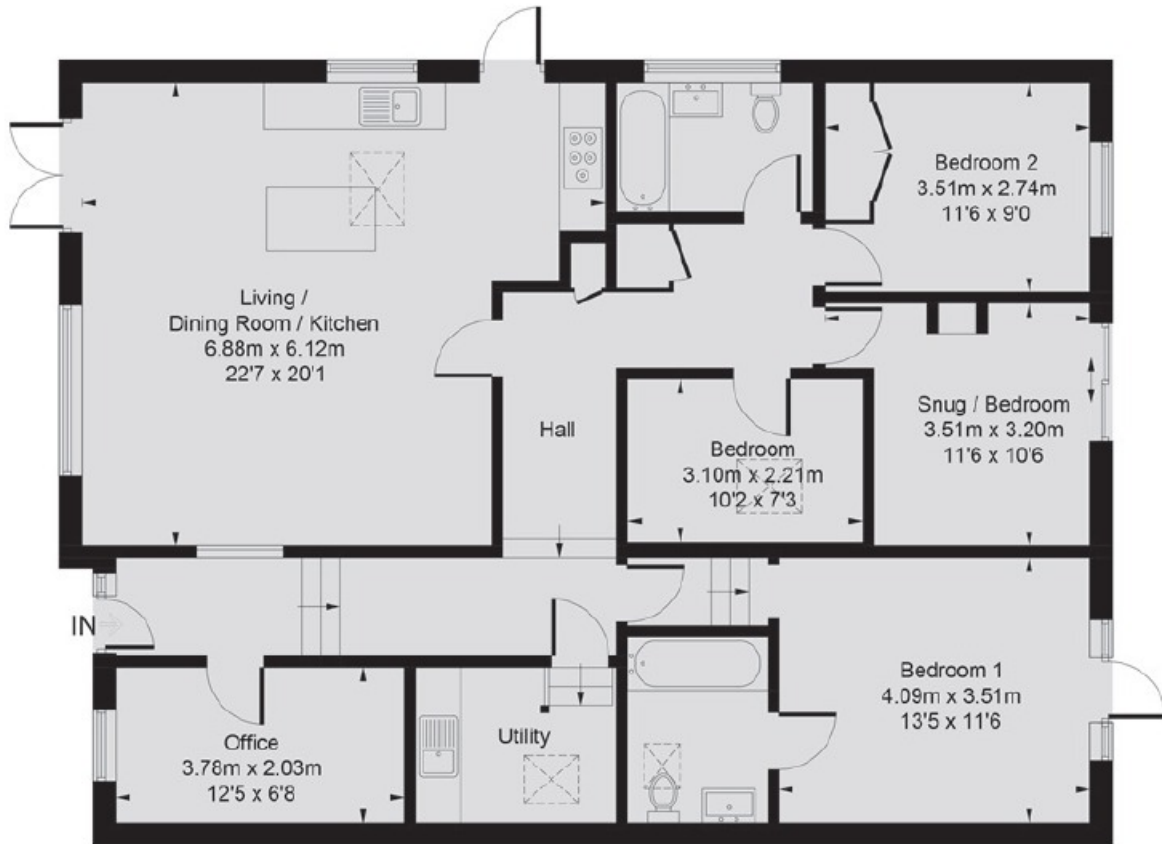








Approximate Gross Internal Area = 128.8 sq m / 1386 sq ft



<b>Council Tax:</b> Band D	<b>Parking</b> Off street parking
<b>Local Authority</b> West Oxfordshire District Council	

10 BALLIOL CLOSE TACKLEY KIDLINGTON OX5 3AS	Energy rating <b>B</b>
Valid until <b>7 June 2031</b>	Certificate number <b>0063-1212-9109-4890-0100</b>

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# “Garden Description”

*To the rear of the property is a private and enclosed rear garden that offers the benefit of not being overlooked, having mature trees and shrubs surrounding, a contemporary grey decking and curved meandering lawns. The rear garden also offers a large garden studio that could be used as a home office or as a great 'get a way' garden space. There is also a central mature apple tree at the heart of the garden and a modern garden shed. The roof holds two solar panel arrays that are registered with the feed in tariff system.*







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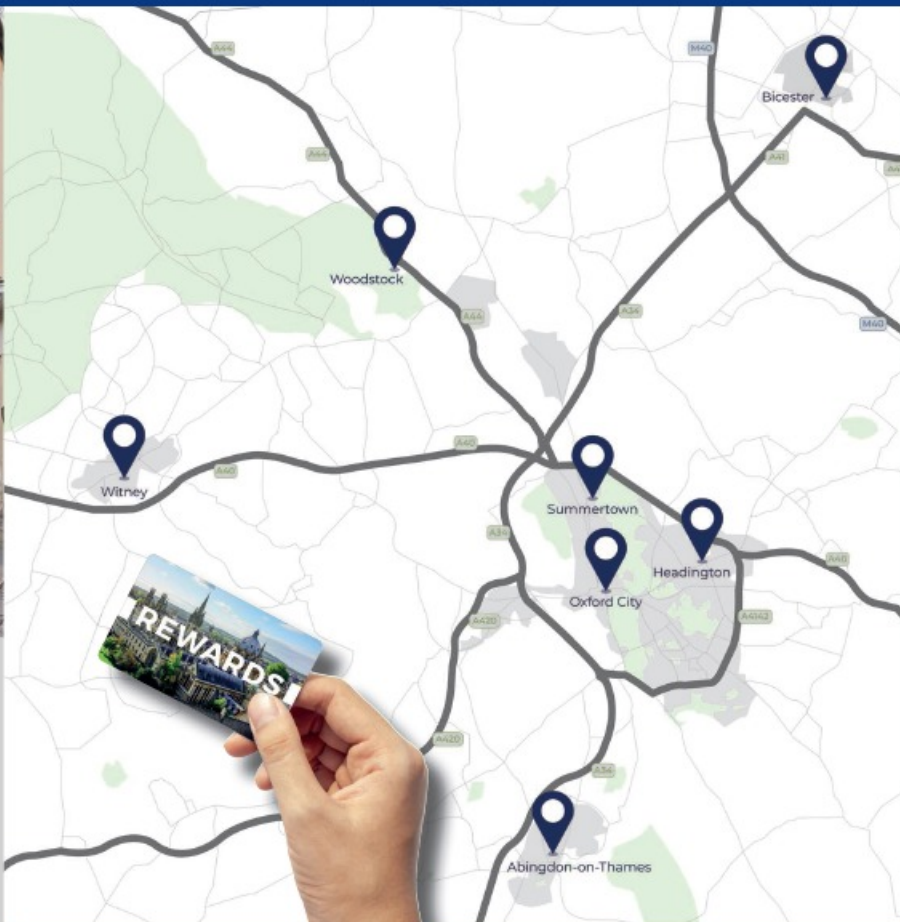
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