

*Russell & Butler*

i n d e p e n d e n t   e s t a t e   a g e n t s

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## Orion Drive, Brackley, NN13 6GD

Offers in Excess of £430,000 Freehold

A fabulous four bedroom detached house situated on the popular Radstone Fields Development and benefitting from gas to radiator central heating, UPVC double glazing, fitted kitchen/diner with oven, hob and integrated dish washer, En-Suite shower room, study, garage and good sized rear garden. The accommodation comprises: Entrance hall, sitting room, study, kitchen/diner, utility room, bedroom one with En-suite shower room, three further bedrooms, family bathroom, garage, driveway and good size rear garden. NO ONWARD CHAIN. Energy rating B.



### **Entrance Hall**

Luxury Vinyl tiled floor, stairs leading to first floor, radiator, half wood panelling to all walls. Inset downlighters, understairs for cupboard under.

### **Cloakroom**

White suite of pedestal wash hand basin, low flush w/c , ceramic tiles to splash areas , radiator, extractor fan, luxury vinyl tiled floor .

### **Sitting Room**

*15' 1" X 10' 5" (4.61m X 3.18m)*

2 Radiators, Upvc double glazed "French" doors to rear garden.

### **Study**

*7' 1" X 6' 10" (2.16m X 2.10m)*

Radiator, Upvc double glazed window to front aspect.

### **Kitchen/Dining Room**

*22' 4" X 9' 3" (6.83m X 2.82m)*

Fitted to comprise inset single drainer stainless sink with mono bloc mixer, cupboard under, free range of base and eye level units , rolled edge work surfaces, 4 ring gas hob, with concealed extractor hood over, electric double under, integrated dishwasher, double radiator, luxury vinyl floor, 3 Upvc double glazed windows to front, rear and side aspects, inset downlighters, extractor fan.

### **Utility**

*6' 6" X 5' 10" (1.99m X 1.79m)*

Inset single drainer stainless sink unit with mono bloc mixer, cupboard under, rolled edged work surfaces to side, plumbing for automatic washing machine , cupboard under housing "Ideal" gas fired boiler supplying central heating and domestic hot water, door to rear garden.

### **First Floor Landing**

Access to loft space with light, radiator, airing cupboard housing hot water with electric immersion heater with linen shelf as fitted and hanging rail.

### **Bedroom One**

*11' 1" X 10' 8" (3.39m X 3.26m)*

to include wardrobes, Upvc double glazed window to front aspect.

### **En-Suite**

White suite of fully tiled shower cubicle, pedestal wash hand basin, low flush W/C , ceramic tiles to splash areas, radiator, extractor fan, Upvc double glazed window to front aspect.

### **Bedroom Two**

*11' 3" X 9' 6" (3.43m X 2.92m)*

Radiator, Upvc double glazed window to front aspect.

### **Bedroom Three**

*10' 11" X 9' 6" (3.34m X 2.92m)*

Radiator, Upvc double glazed window to rear aspect.

### **Bedroom Four**

*9' 5" X 8' 10" (2.88m X 2.71m)*

Radiator, Upvc double glazed window to rear aspect.

### **Family Bathroom**

*7' 9" X 5' 7" (2.37m X 1.71m)*

White suite of panelled bath, with mixer taps and shower attachment, pedestal wash hand basin, low flush W/C, Ceramic tiles to splash areas, radiator, Upvc double glazed window to rear aspect, extractor fan.

### **Front Garden**

Laid to lawn enclosed by wrought iron fencing, path to entrance, tarmac drive to brick built garage with up and over door, power and light, eaves storage space, personal door to garden.

### **Rear Garden**

Laid to lawn, two paved patios with connecting path, fully enclosed by timber fencing.

### **Please Note**

All mains services connected.

EPC Rating: B

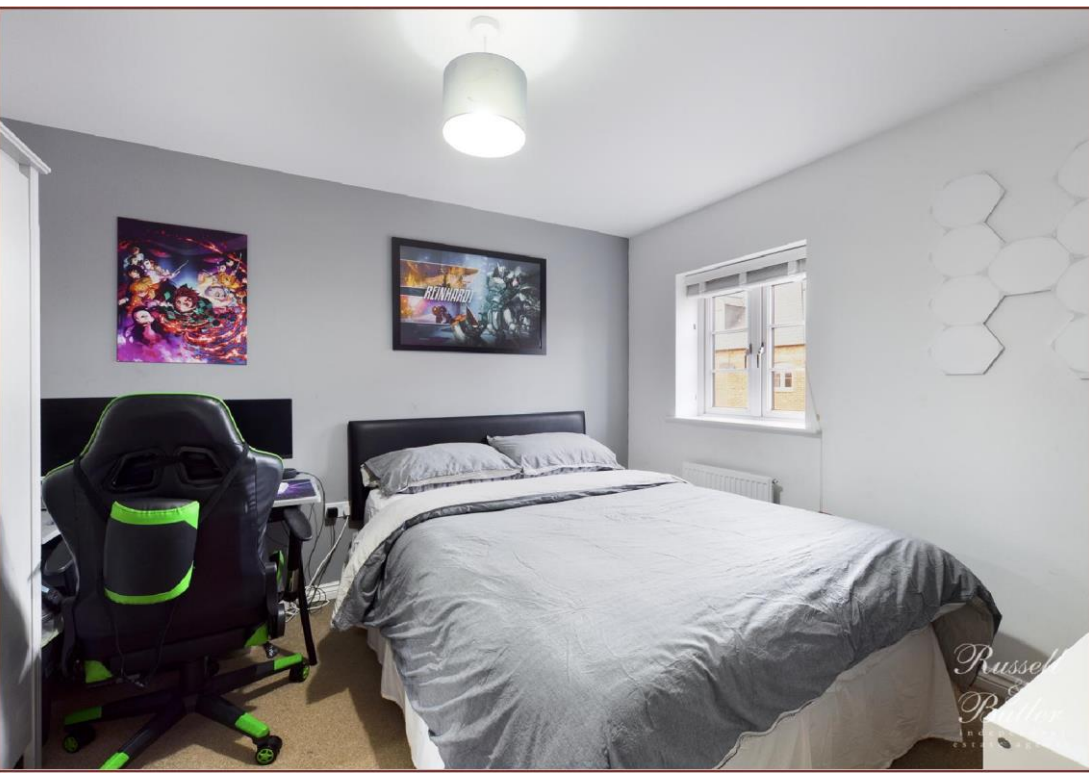
Council Tax Band: E

### **Mortgage Advice**

If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they place often get exclusive rates not available to others too. Please contact us for further information.

### **N.B.**

Measurements on floor plan are approximately due to amongst other things wall thickness etc. These are therefore not to be relied on. For more accurate measurements, please see full property brochure when the measurements are both shown in imperial and metric.

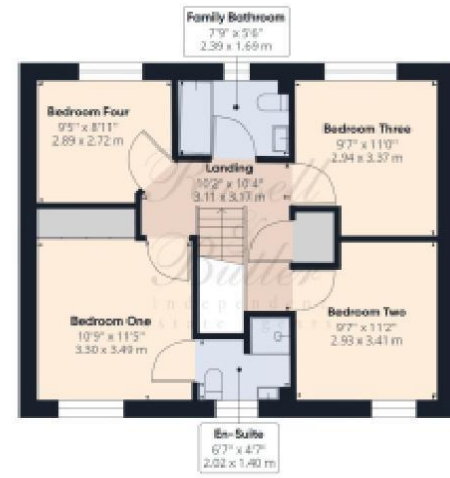








Floor 0



Approximate total area<sup>(1)</sup>  
 1183.79 ft<sup>2</sup>  
 109.98 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GDA/FF/360

All measurements are within 3 inches. Russell & Butler have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any appliances. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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