



Collett Drive
Wolvercote

Carter Jonas

13 COLLETT DRIVE OXFORD OX2 8FU

Built in 2021 by Cala Homes
4 bedrooms & 3 bathrooms
Open-plan kitchen/dining room with bi-fold doors
Garage & driveway with EV charging point

DESCRIPTION

A large entrance hall opens on to a spacious and bright sitting room and super open plan kitchen/dining room with a useful kitchen island. Sliding doors lead out to the terrace and beautifully landscaped garden. There is also a cloakroom accessed from the hall.

On the first floor of the property there is a generous principal bedroom suite overlooking the rear garden, with a walk in wardrobe and ensuite bathroom with separate shower. In addition a double bedroom with built in wardrobe and ensuite shower room, a family bathroom and a further two double bedrooms with Juliet balconies overlooking the front of the property.

The rear garden has a wonderful terrace with plenty of space for outdoor dining. The garden has been thoughtfully landscaped with screening to create privacy and raised beds surrounding the lawn. Decking to one side has a glass fronted shed, bin storage and another seating area.

To the front is ample driveway parking and a garage with electric vehicle charging point and a utility area to the rear.

A BEAUTIFULLY PRESENTED, CONTEMPORARY FOUR BEDROOM FAMILY HOME BOASTING A WEST FACING LANDSCAPED GARDEN LOCATED AT THE HEART OF LOWER WOLVERCOTE WITH EASY ACCESS TO WOLVERCOTE MEADOWS AND THE RIVER THAMES



ADDITIONAL INFORMATION

Viewing: Strictly by appointment through the selling agents Carter Jonas - T: 01865 511444

Directions: OX2 8FU

Tenure: Freehold with vacant possession on completion.
Services: All main services are connected.
Local Authority: Oxford City Council
Council Tax Band F
EPC B

Mobile phone coverage and speeds can be checked here: checker.ofcom.org.uk, however, all providers are predicted to have good levels of service outside at this property with limited coverage indoors.
Broadband speeds can be checked here: checker.ofcom.org.uk. The maximum download rate is predicted to be 1000mbps with a 100mbps upload.

Flood zone 1: Low risk



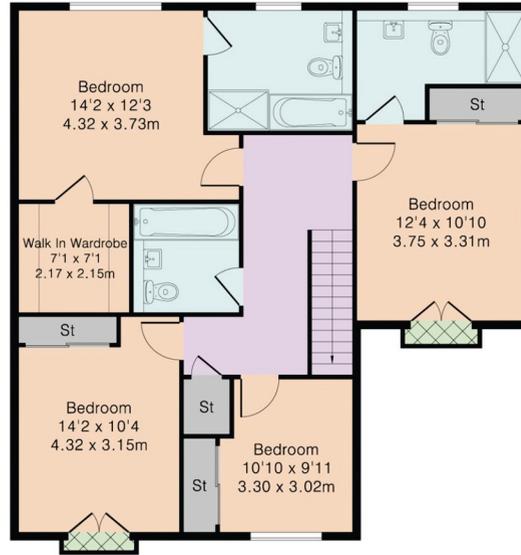


Outbuilding

Approximate Gross Internal Area 1900 sq ft – 177 sq m
 Ground Floor Area 903 sq ft – 84 sq m
 First Floor Area 948 sq ft – 88 sq m
 Outbuilding Area 49 sq ft – 5 sq m



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Carter Jonas

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Offices throughout the UK



IMPORTANT INFORMATION

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