



Sovereign Close, Didcot, OX11 8TR

£375,000 Freehold

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## The Property

Coming to the market for the first time in over 30 years and tucked away on a private drive on this cul-de-sac within the established Fleet Meadow development is this extended and sizeable three bedroom family home.

Having benefitted from an extension to the rear to expand the current living room to a 5.5metre wide room offering flexible and spacious accommodation, as well as a UPVC conservatory to the rear of the sitting room leading on to the landscaped and incredibly well maintained garden. Further to the ground floor accommodation is a dining room and kitchen, which was refitted approximately 12 years ago.

On the first floor is a family bathroom, three well-proportioned bedrooms, with the opportunity to split bedroom one in to two smaller rooms, should four bedrooms be required. The second bedroom to the rear has acquired more floor space and head height via a dormer, which was added a number of years ago.

Externally the property offers a single garage which is accessed to the front but does offer the potential of conversion (subject to the correct planning permissions). There is parking available to the front the garage for two vehicles.

Some material information to note.

The property is connected to mains gas, electric, water and drainage. According to ofcom ultrafast and superfast broadband is available. According to ofcom there coverage of for EE, Vodafone and O2. According to GOV.UK Flood risk, this property has a low food risk. For information available as per the Title register – please get in touch.





## Key Features

- Extended to the rear and conservatory to the rear adding flexible & spacious accommodation
- Single garage
- Opportunity to create 4th bedroom by re-splitting the largest bedroom on the first floor
- Renovated bathroom 3-4 years ago
- Within a short walking distance to the Orchard Centre shopping complex and Didcot Parkway train station
- Well maintained and landscaped rear garden

## The Location

The town of Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex which opened in 2005 named the Orchard Centre with multiplex cinema Cornerstone art centre and various cafes and restaurants. Didcot has excellent road links to the A34 which in turn lead to the M40 in the north and the M4 in the south. There is also an excellent mainline train service into London Paddington from Didcot Parkway (approx. 40 minutes).

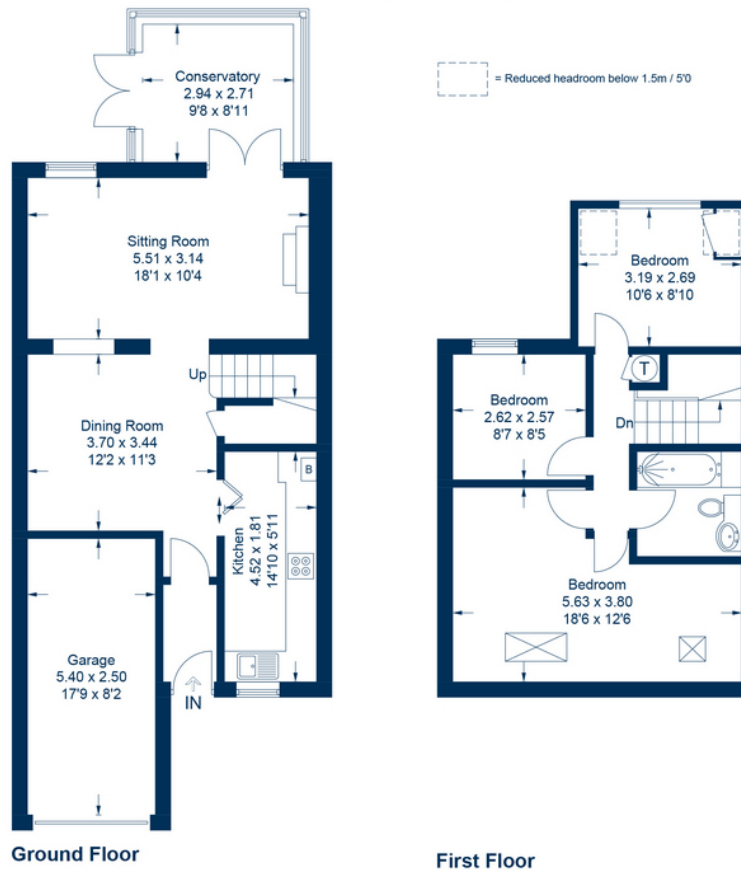


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Approximate Gross Internal Area  
Ground Floor = 56.5 sq m / 608 sq ft  
First Floor = 45.3 sq m / 488 sq ft  
Garage = 13.5 sq m / 145 sq ft  
Total = 115.3 sq m / 1,241 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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**Didcot Office**  
103 Broadway, Didcot  
Oxfordshire, OX11 8AL

T 01235 813 777

E [didcot@thomasmerrifield.co.uk](mailto:didcot@thomasmerrifield.co.uk)

W [thomasmerrifield.co.uk](http://thomasmerrifield.co.uk)

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