



61 Sorrel Crescent, Didcot, OX11 6HQ

Offers Over £560,000 Freehold

THOMAS
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SALES LETTINGS



The Property

Situated on a quiet residential road within the desirable Brunel Rise development is this spacious & stylishly design Taylor Wimpey 'Langdale' built in 2019.

This four-bedroom detached home offers ample ground floor accommodation comprising of study, large family lounge WC and a large kitchen dining room with UPVC French doors leading on to the rear garden. The first floor offers four double bedrooms with the largest being accompanied by an en-suite shower room; there is also an additional family bathroom off of the main landing. To the rear of the property is a sizeable rear garden laid mostly to lawn & patio with a personal garage door to the single detached garage. To the rear of the property is a detached single garage with driveway parking to the front.

Some material information to note:

Connected to mains gas, electric, water and drainage.

According to Ofcom ultrafast broadband is available at the property.

According to Ofcom a range of phone providers offer a good service at this property.

According to GOV.UK Flood risk, there is a low risk of flooding.

There is no associated management fee for this property. For any information from the register of title, please contact the agent.





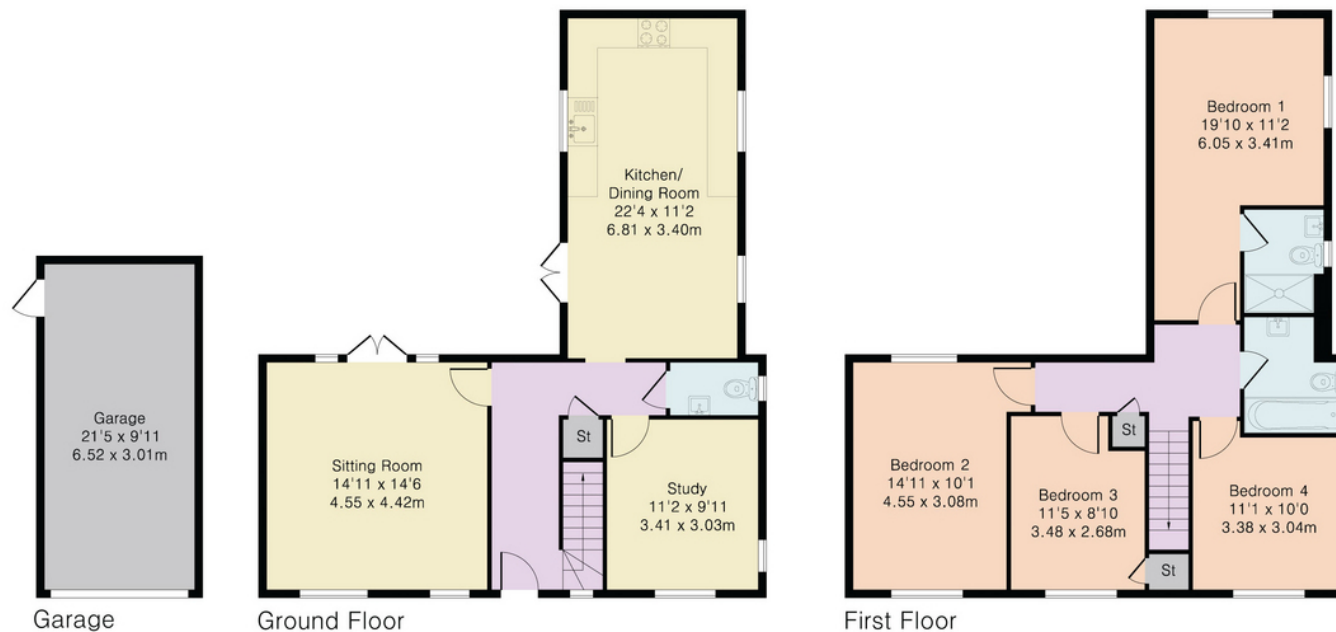
Key Features

- Desirable and rarely available Langdale design
- Four double bedrooms all to the first floor of the property
- Flexibility accommodation on the ground floor with two reception rooms and open plan kitchen/ dining room
- Tiled flooring throughout a proportion of the ground floor
- Upgraded integrated appliances and plinth lighting in Kitchen
- Within short walking distance to an array of amenities and transport links

The Location

Great Western Park/ Brunel Rise development set in the vibrant garden town of Didcot comprises a fantastic selection of newly built homes with a wide range of facilities and services. These include transport (regular shuttle busses to Didcot town and train station) schools shops sports pitches play areas community centre a health facility and a new district centre. The town of 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 approx. 45 minutes.

Approximate Gross Internal Area 1679 sq ft – 156 sq m
Ground Floor Area 734 sq ft – 68 sq m
First Floor Area 734 sq ft – 68 sq m
Garage Area 211 sq ft – 20 sq m



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate.

The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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