



1 Lyon Close, Didcot, OX11 9FU
£598,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated on a generous corner plot on the sought after Willowbrook Park Development is this beautifully presented four bedroom three bathroom detached family home built by Croudace in 2021.

The property comprises of, entrance hallway, cloakroom, study with bay window, a light and airy living room with French doors leading out onto the garden and a spacious kitchen diner with fully integrated appliances. All the ground floor reception rooms offer dual aspect windows which generates plenty of natural light throughout the downstairs space.

On the first floor there is a family bathroom and four bedrooms (three of which being double) with built in wardrobes and en-suite shower room to the principal bedroom and second bedroom.

Other benefits include a generous sized south facing rear garden with patio area, ample parking for four vehicles, garage with light and power and an electric car charging point. For the location, size and presentation to be fully appreciated this house must be viewed.



Some material information to note:

Property is of a brick built construction. The property is connected to mains gas, electric, water and drainage. According to Ofcom superfast and ultrafast broadband is available (checker.ofcom.org.uk). According to Ofcom there is a good service on a range of phone providers. (checker.ofcom.org.uk). According to GOV.UK there is no risk of flooding. Further information on the register of title can be provided on request from the estate agent.



Key Features

- Beautifully presented, four bedroom three bathroom family home.
- Spacious kitchen diner with fully integrated appliances.
- Ample driveway parking for up to four vehicles.
- Generous sized south facing rear garden.
- Situated on a corner plot on the new and sought after Willowbrook Development.
- Garage with light and power.
- EPC Rating B
- Council Tax Band E

The Location

Willowbrook Park is a sought after development with beautifully curated neighborhood park, play areas, Sires Hill Primary Academy, a brand new primary school and forthcoming community centre.

The town of Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex that 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 approx. 40 minutes.

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.

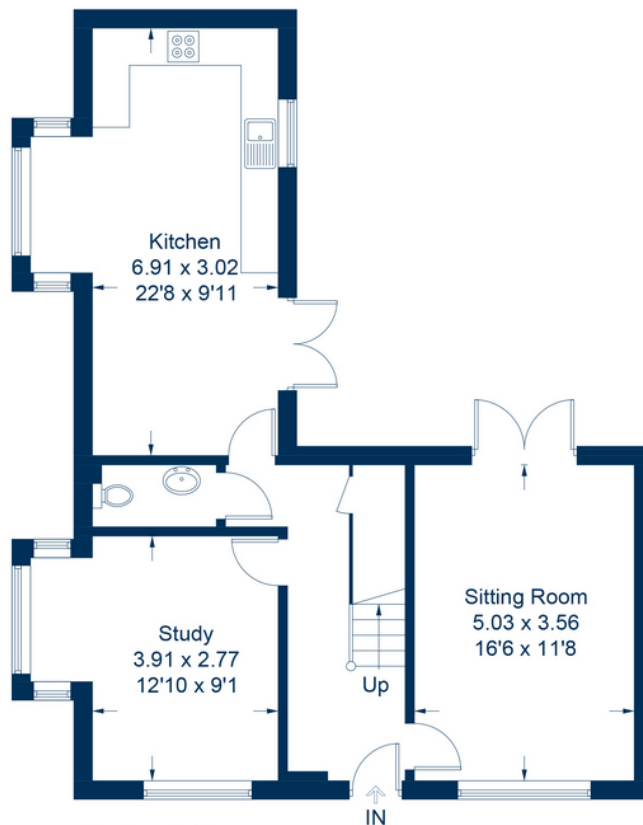
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any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

Didcot Office
103 Broadway, Didcot
Oxfordshire, OX11 8AL

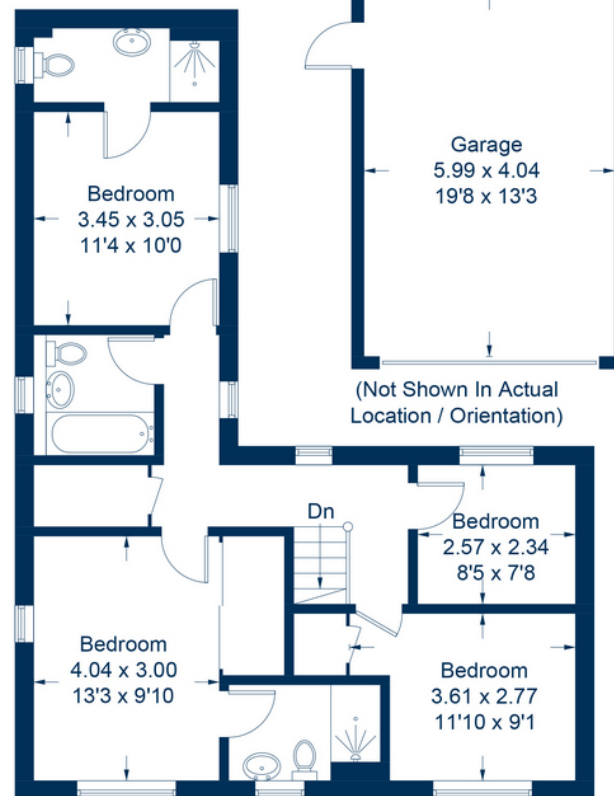
T 01235 813 777
E didcot@thomasmerrifield.co.uk
W thomasmerrifield.co.uk

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Approximate Gross Internal Area
Ground Floor = 70.6 sq m / 760 sq ft
First Floor = 65.8 sq m / 708 sq ft
Garage = 24.3 sq m / 261 sq ft
Total = 160.7 sq m / 1,729 sq ft



Ground Floor



First Floor

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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