



Dart Drive, Didcot, OX11 7XS

£489,950 Freehold

THOMAS
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SALES LETTINGS





The Property

Built in 1998 and located on the sought after Ladygrove development is this detached & renovated three-bedroom family home.

Positioned in a larger than average plot for its design & set back from the road with a lawned frontage, this double fronted detached home has benefitted from significant renovation in areas during its current tenure by the owners. Set back from the road and accessible by a paved foot path, the light & airy entrance hall offers access to all of the ground floor accommodation which includes a front to back living room with doors leading on to the rear garden, family snug with bay window, kitchen breakfast room with door leading on to the rear garden & finally a W/C combined with utility.

To the first floor are three very well-proportioned bedrooms all of which are double & accompanied with built in & ample wardrobe space with the front bedroom having a bay window. Furthermore, there is a contemporary and stylishly renovated family bathroom with three-piece suite & fitted light up bathroom mirror.

Externally, there is a driveway to the front of the single garage which sides on to the properties front garden. To the rear of the property is a sizeable garden with newly laid patio, shrub & small tree lined borders and lawn.





Key Features

- Single garage and driveway parking to the side of the property
- Recently redecorated throughout
- Three double bedrooms to the first floor all with built in wardrobes & the largest bedroom accompanied by an En-Suite shower room
- Within close walking distance to Didcot Parkway Train Station which offers mainline services to London Paddington within 40 minutes
- Renovated En-Suite shower room in 2020 & family bathroom in 2024
- UPVC double glazed throughout and gas centrally heated
- Within Ladygrove Park Primary catchment which is within short walking distance
- EPC Rating C
- Council Tax D



The Location

Ladygrove is a convenient and well-established location within 1 mile of Didcot Parkway and the Orchard Centre. There are local facilities including a parade of shops, two highly regarded primary schools and nursery, Ladygrove lakes and Ladygrove Playground park, as well as a leisure centre and family pub.

Didcot offers comprehensive leisure and sporting facilities for all ages with the Orchard

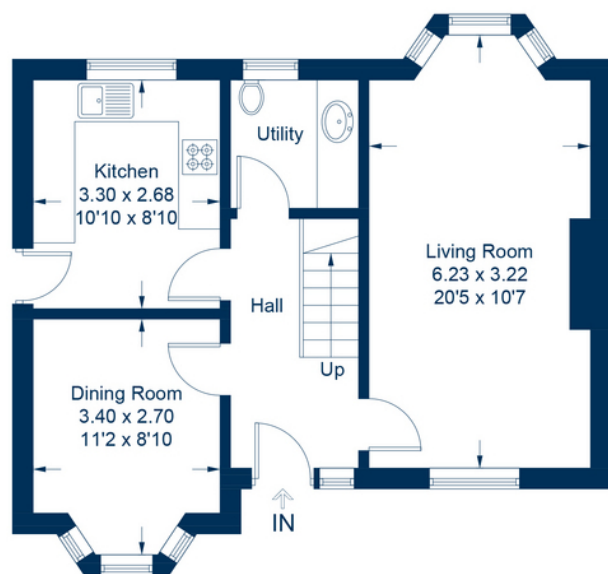
Centre shopping complex with multiplex cinema, Cornerstone art centre and various cafes and restaurants. Didcot has excellent road links to the A34 which in turn lead to the M40 in the north and the M4 in the south. There is also an excellent mainline train service into London Paddington approx. 40 minutes.

Material information to note:

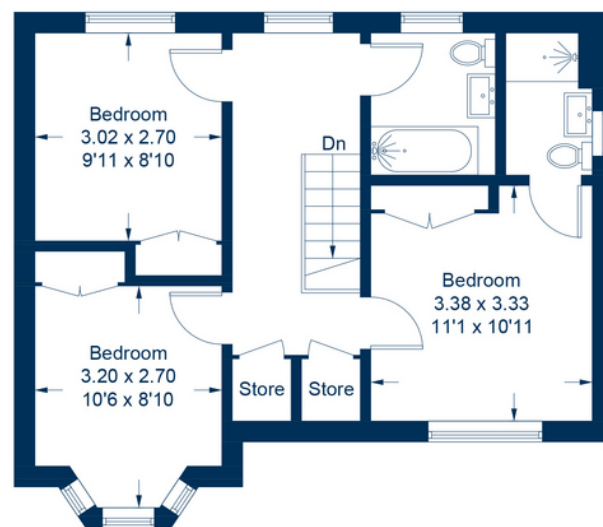
The property is of a brick build construction and is connected to mains gas, electric, water and drainage. According to Ofcom, there is up to ultrafast broadband available at the property (checker.ofcom.org.uk). According to Ofcom there is good coverage on a range of phone providers (checker.ofcom.org.uk). According to GOV.UK flood risk, there is a low flood risk at the property. For any further information relating to 'The Register of Title' then please contact the estate agent.



Approximate Gross Internal Area
 Ground Floor = 48.8 sq m / 525 sq ft
 First Floor = 47.6 sq m / 512 sq ft
 Garage = 14.7 sq m / 158 sq ft
 Total = 111.1 sq m / 1,195 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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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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