



8 Dinmore Way, Didcot, OX11 9GA
£465,000 Freehold

THOMAS
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SALES LETTINGS



The Property

A versatile and stylish three bedroom semi-detached townhouse on the popular Nobel Park development.

Built in 2022 by renowned builder CALA Homes to their Ashford design, this well-appointed house offers sizeable & contemporary accommodation featuring a kitchen breakfast room with quartz work tops and living/ dining room on the ground floor with bi-folding doors on to the rear garden. To the first & second floor are spacious three double bedrooms with the largest bedroom spanning the entire top floor of the property with dressing area & en-suite shower room. Other points of interest include an attached single garage with driveway parking to the front, gas central heating and UPVC double glazed windows.

Immaculately presented throughout and featuring an array of high quality specifications including Quartz worktops in the kitchen, Bosch integrated appliances, floor to ceiling tiling in the bathrooms and higher than average ceiling heights - this property is highly advised to view.

Material Information to note:

The property is of a brick built construction. The property is connected to mains gas, electric, water and drainage. According to Ofcom checker, superfast and ultrafast broadband is available at the property. According to Ofcom checker there is good coverage on a range of mobile providers. According to GOV.UK Flood risk, this property is of low flood risk. For any further information on the register of title please contact the agent.





Key Features

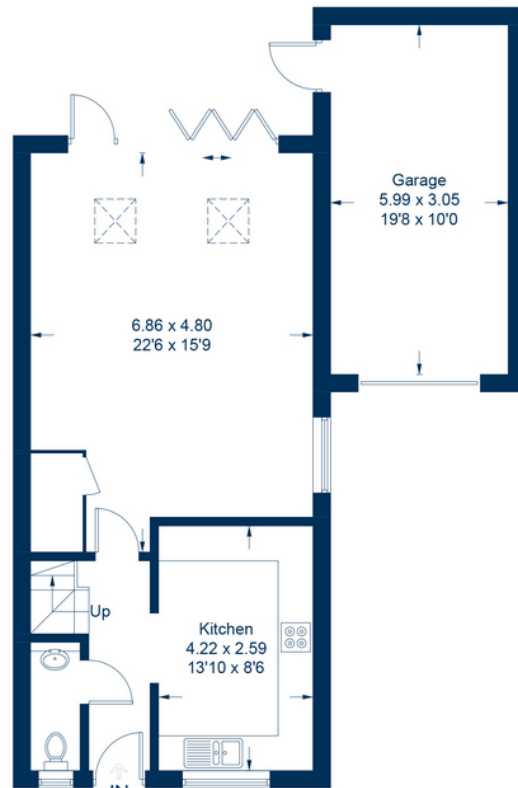
- Open plan living/ dining room with bi-folding doors leading on to the rear garden
- Off street driveway parking for two vehicles directly to the side of the property
- Three sizeable double bedrooms with the largest having a dressing area & En-suite
- Jack & Jill Bathroom to bedrooms 2 & 3 on the first floor
- Quartz worktops and upgraded integrated appliance in the kitchen/breakfast room
- EPC Rating B
- Council Tax band D

The Location

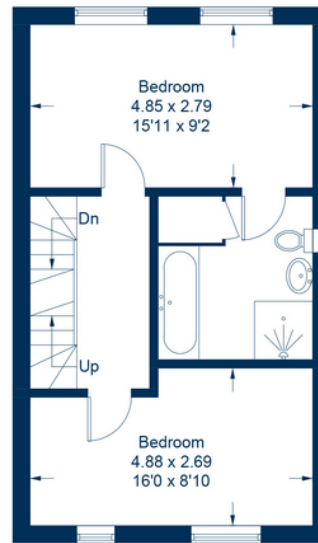
Nobel Park is a newly developed site which sits conveniently within short driving distance to the A34, M40 and M4. A local frequent bus service is also within walking distance and services Didcot Parkway Train Station, Orchard shopping centre and local towns and villages. By foot you can also walk via Bridleway to Long Wittenham village. 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. 40 minutes.



Approximate Gross Internal Area
 Ground Floor = 52.1 sq m / 561 sq ft
 First Floor = 41.7 sq m / 449 sq ft
 Second Floor = 25.8 sq m / 278 sq ft
 Garage = 18.4 sq m / 198 sq ft
 External Bathroom = 7.4 sq m / 80 sq ft
 Total = 145.4 sq m / 1,566 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Second 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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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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