



6 Norreys Close, Didcot, OX11 0AS

£425,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Situated in a cul-de-sac on one of the more established and popular parts of the town is this well presented and extended three bedroom semi-detached home.

The property comprises of; entrance hallway, downstairs toilet and shower room, spacious and open living/dining room which leads into a conservatory and a recently fitted bespoke kitchen with fully integrated appliances.

On the first floor there are three double bedrooms and a family bathroom. To the front there is a block paved driveway for up to 4 cars. Finally to the rear there is a generous sized 75ft long garden with patio area, shed, summer house and a further greenhouse and shed. The property also benefits from gas fired central and UPVC double glazed windows. For the size location and presentation to be fully appreciated a viewing is highly recommended.

Some material information to note:

The property is of a traditional brick construction.

Tenure: Freehold

Mains services - Gas, electric, water and drainage.

Flood risk - Low flood risk.

Broadband speeds of standard to ultrafast are available according to Ofcom checker.

Mobile and data signals are limited with some of the providers indoors and offer a good service outdoors according to Ofcom checker.

As the property was constructed pre 1999, if Artex and floor tiles are present, low levels of asbestos may be present which is considered safe if left undisturbed.

We are not aware of any adjacent planning consents that might affect value.

For clarity on any covenants, charges or restrictions relating to the register of title then please contact the estate agent.







## Key Features

- Extended three bedroom semi-detached family home.
- Situated on a cul-de-sac in one of the more established parts of the town.
- Recently fitted bespoke kitchen.
- 75ft rear garden.
- Driveway parking for up to 4 vehicles.
- Downstairs toilet and shower room.
- Spacious living/dining room.

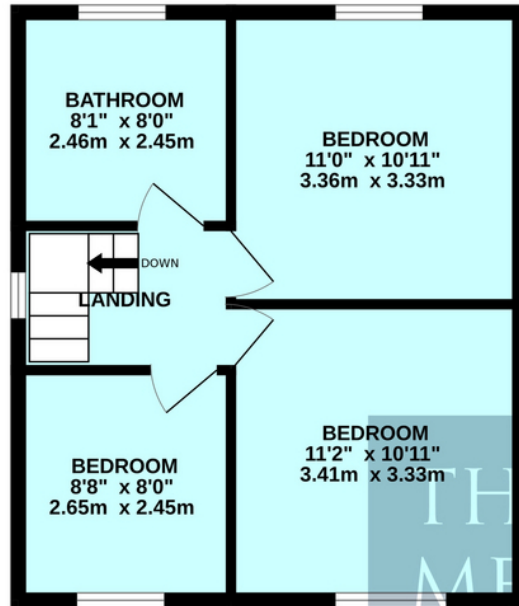
## The Location

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).

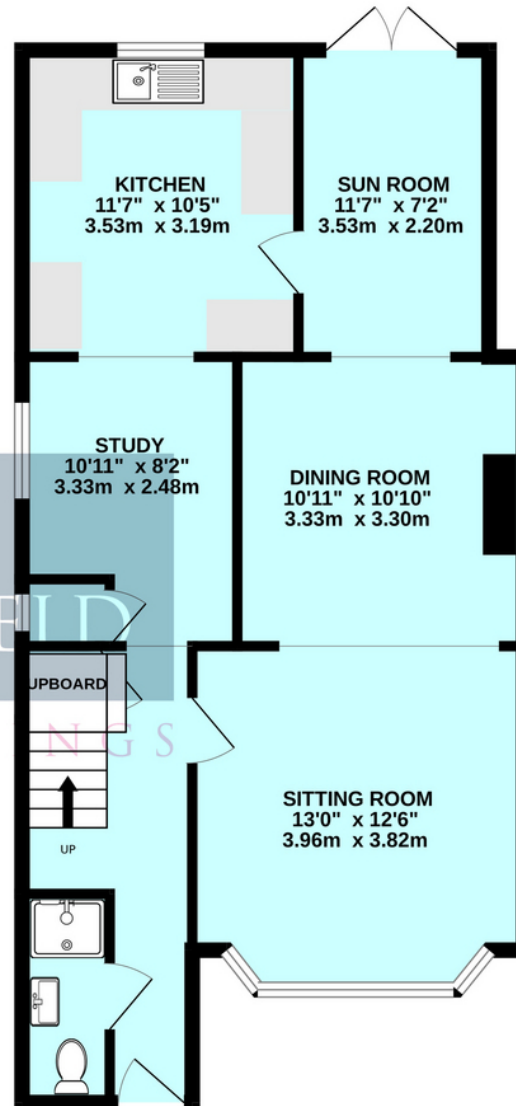




1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



GROUND FLOOR  
675 sq.ft. (62.7 sq.m.) approx.



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TOTAL FLOOR AREA: 1096 sq.ft. (101.8 sq.m.) approx.  
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