



2 Nuthatch End, Didcot, OX11 6HW

Offers In Excess Of £575,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Nuthatch End is a stylish and wonderfully presented five-bedroom detached family home, a beautiful Taylor Wimpey Stanton Design.

The accommodation is arranged over three floors and comprises of an entrance hall, a bright and airy lounge, useful study/playroom, utility room and an impressive kitchen/dining room with fully integrated appliances, spanning the full width of the house and leading onto the garden. On the first floor there are three bedrooms with an en-suite shower room to the principal bedroom and a family bathroom. On the second floor there are two further bedrooms and a shower room. To the rear of the property there is an enclosed and private south facing garden, which is mainly laid to lawn alongside a patio area, perfect for entertaining. There is also access to a garage with light and power, alongside off street parking in the form of a driveway.

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 very low risk of flooding.

For any information from the register of title, please contact the agent.





Key Features

- Detached
- Taylor Wimpey, Stanton Design
- Five bedrooms
- Arranged over three floors
- Off street parking
- Garage
- Council Tax Band: F
- EPC Rating: B

The Location

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 arts centre and various cafes and restaurants. Didcot has excellent road links to the A34 which in turn lead to the M40 to the north and the M4 to the south and there is also an excellent mainline train service into London Paddington approx. 45 minutes.



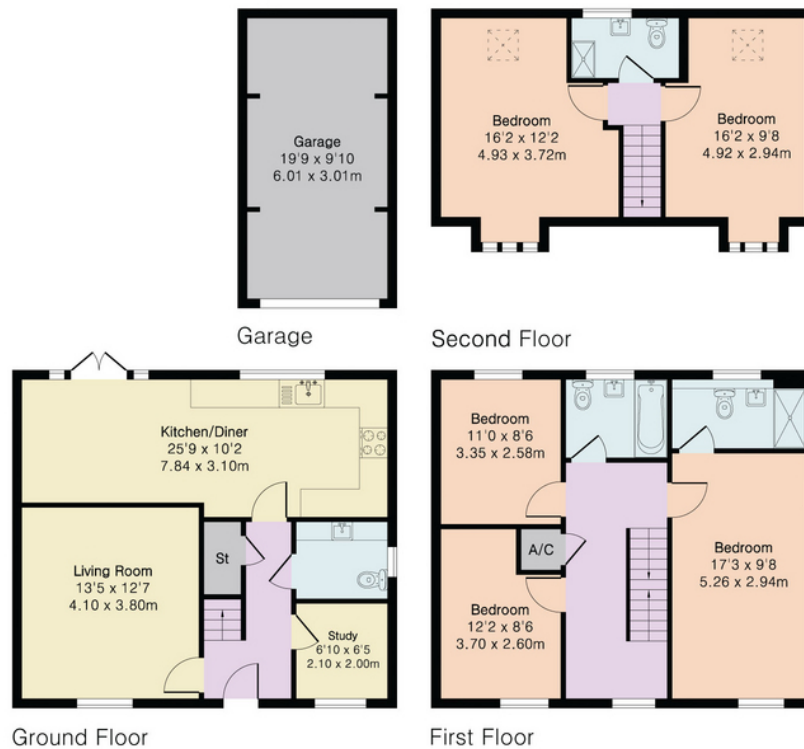
**Approximate Gross Internal Area 1527 sq ft - 143 sq m
(Excluding Garage)**

Ground Floor Area 577 sq ft – 54 sq m

First Floor Area 577 sq ft – 54 sq m

Second Floor Area 373 sq ft – 35 sq m

Garage Area 195 sq ft – 18 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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