



27 Durnells, Didcot, OX11 6JP

£416,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

Nestled in a prime location within the Dida Gardens Development, is this three bedroom semi detached family home built by David Wilson in 2021.

Developed by David Wilson within the last 5 years, the property comprises of entrance hall, W/C, spacious family sitting room and kitchen/ dining room to the rear of the property with fitted integrated appliances and with UPVC French doors leading on to the rear garden.

To the first floor are three well proportioned bedrooms with the largest bedroom being accompanied by an en-suite shower room and built in wardrobes. Further to this floor is a built in wardrobe to bedroom 2 and a family bathroom.

To the side of the property is off street driveway parking in tandem for two vehicles to the front of the single garage. The single garage has an up & over door as well as full power & lighting.

To the rear is a sunny garden with landscaped & extended patio perfect for entertaining with the remaining garden laid mostly to lawn with close board fencing borders.



The property is of brick built construction.

This property is connected to mains electricity, gas, water and drainage.

Broadband - according to Ofcom, Ultrafast and Superfast Broadband are available at this property ([checker.ofcom.org.uk](https://checker.ofcom.org.uk))

Mobile Coverage - according to Ofcom, there is fair coverage on a range of phone providers ([checker.ofcom.org.uk](https://checker.ofcom.org.uk))

According GOV.UK Flood Risk, this property has a very low flood risk.

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



## Key Features

- Semi-detached property.
- Three good sized bedrooms.
- En-suite shower room to principal bedroom.
- Built in wardrobes to bedroom one and two.
- Great condition throughout.
- 5 and a half years of NHBC warranty left.
- Fully integrated kitchen including washer-dryer.
- Off street parking
- EPC Rating: B
- Council Tax Band: C

## The Location

Didcot offers comprehensive leisure and sporting facilities for all ages and has a 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 from Didcot Parkway 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.

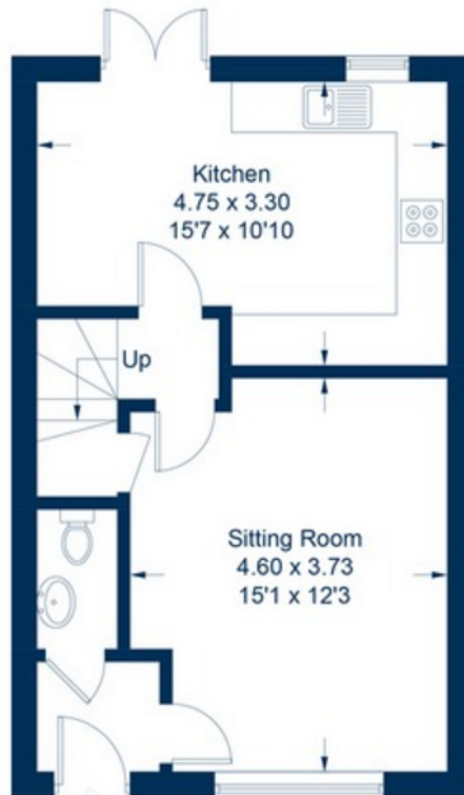
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any 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@thomasmerfield.co.uk](mailto:didcot@thomasmerfield.co.uk)  
W [thomasmerfield.co.uk](http://thomasmerfield.co.uk)

THOMAS  
MERRIFIELD  
SALES LETTINGS

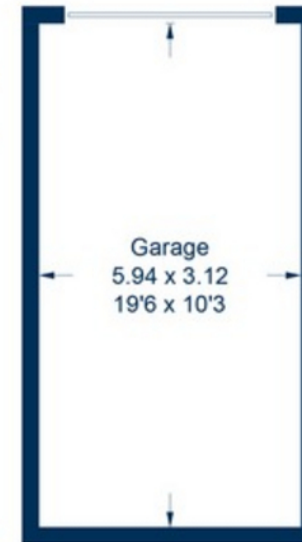
Approximate Gross Internal Area  
Ground Floor = 39.8 sq m / 428 sq ft  
First Floor = 39.5 sq m / 425 sq ft  
Garage = 18.4 sq m / 198 sq ft  
Total = 97.7 sq m / 1,051 sq ft



IN  
**Ground Floor**



**First Floor**



(Not Shown In Actual  
Location / Orientation)

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.

© CJ Property Marketing Ltd