



Evenlode Drive, Didcot, OX11 7XG
£550,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Located within a cul-de-sac on the desirable Ladygrove development is this smartly extended and immaculately presented four-bedroom detached family home complete with integrated garage.

The property benefits from a range of upgrades carried out by the current owners, with accommodation comprising an entrance hall, cloakroom, family sitting room, extended open-plan kitchen/dining/living room featuring a newly fitted kitchen complete with quartz worktops and integrated appliances which in turn flows through to the pitched roof extension. Further to the ground floor accommodation is a utility room with plumbing for washing machine, UPVC door to the rear garden and access to the integral single garage.

On the first floor there is a family bathroom as well as four well-proportioned bedrooms with the principal bedroom being accompanied by an en-suite shower room.

To the rear of the property is a landscaped, westerly-facing garden featuring an extended patio that offers the perfect space for entertaining, a pergola, timber sleeper raised beds, a lawn and gated access to the side of the property. To the front of the property there is a hard standing, newly laid printed concrete driveway for at least two vehicles with the scope to further expand the amount of off-street parking. Further to the driveway there is an additional gravelled parking space to the side of the properties garden fence.

For the finish size and location to be fully appreciated; the property must be viewed.





Key Features

- Extended to the rear to provide contemporary open plan living space with underfloor heating throughout the kitchen/dining- living space
- Landscaped rear garden
- Ample off street parking with the opportunity to further expand this
- En-suite shower room to the principle bedroom
- Within short walking distance to Didcot Parkway Train Station and an array of amenities
- Newly fitted kitchen with quartz work tops, integrated appliances and Belfast ceramic sink
- New boiler fitted approximately 3 years ago
- Council Tax E



The Location

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 from Didcot Parkway (approx. 40 minutes).

Some material information to note:

Brick & tile freehold house.

Gas central heating. Mains water, electricity and drainage.

The property has driveway parking.

Ofcom checker indicates standard to ultrafast broadband is available at this postcode.

Ofcom checker indicates good mobile availability with most major providers but could be compromised with other major providers.

The government portal generally highlights this as an unlikely/very low risk address for flooding.

We are not aware of any planning permissions in place which would negatively affect the property.

Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards and corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. We have not carried out a survey but please note that the property has Artex ceilings to some of the rooms.

Details of any restrictive covenants or easements are available on request from the estate agent.



**Approximate Gross Internal Area 1463 sq ft - 136 sq m
(Including Garage)**

Ground Floor Area 894 sq ft – 83 sq m

First Floor Area 569 sq ft – 53 sq m



Ground Floor

First Floor

Thomas Merrifield and their clients give notice that:

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