



Westwater Way, Didcot, OX11 7TY

Guide Price £550,000 Freehold

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The Property

Tucked away in a peaceful cul-de-sac on the sought-after Ladygrove development, this beautifully presented four-bedroom detached home offers modern living with generous space and versatility.

The ground floor includes a generous reception room, an open-plan kitchen/diner, a separate additional dining room with sliding doors leading to the garden, a separate utility room and a convenient downstairs WC. The layout provides plenty of living space, with a modern finish throughout.

Upstairs, the master bedroom benefits from an immaculate En-suite, while two further generously sized double bedrooms and a versatile fourth room, currently used as a study, offer flexibility for growing families or remote work. A modern family bathroom completes the first floor.

Externally, the house offers an easy to maintain East-facing garden, with side access from the front. There is a private driveway with parking for several cars and an integral garage.





Key Features

- Four bedroom detached home
- Quiet cul-de-sac location
- Modern open plan kitchen/diner
- Master bedroom with En-suite
- Modern condition throughout
- Private driveway with parking & access to a garage
- Council Tax Band E
- EPC Rating: D





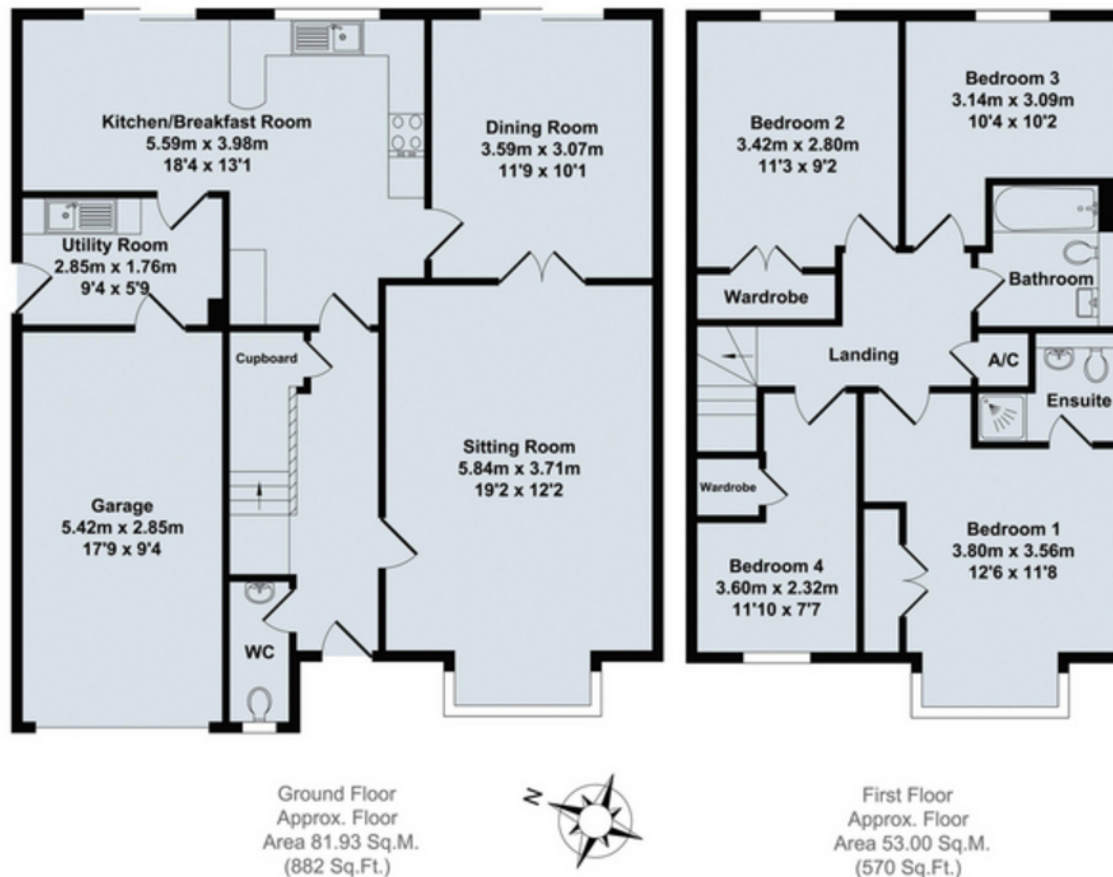
The Location

The town of 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).

Some material information to note:

Gas central heating. Mains water, mains electrics, mains drains. The property has driveway parking. Ofcom checker indicates standard to ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability and mobile data is available with all major providers at this postcode. The government portal highlights this as a low flood risk area. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent. Properties built pre-2000 may contain asbestos in certain materials used in their construction or in subsequent building work. Examples of these materials are; Artex, vinyl tiles, sheet boards, corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. We have noticed Artex in the ceiling, however as no survey has been carried out, we cannot comment in respect of asbestos potentially elsewhere.





Total Approx. Floor Area 134.93 Sq.M. (1452 Sq.Ft.)

All items illustrated on this plan are included in the "Total Approx Floor Area"

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.

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