



4 Moreland Road, Didcot, OX11 6EZ
£410,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Located on the popular Brunel Rise development and built to Taylor Wimpey's desirable 'Crofton G' design is this three-bedroom semi-detached townhouse.

This immaculate family home comprises of entrance hallway, kitchen/breakfast room with fully integrated appliances & built in breakfast bar, cloakroom and a spacious living room with UPVC double glazed French doors leading out on to the landscaped rear garden. On the first floor there is a family bathroom and two well-proportioned bedrooms with the largest of these benefitting from fitted wardrobes. Finally, on the second floor there is a generous sized principal bedroom with en-suite shower room and built in wardrobe space.

Externally, the property offers driveway parking to the side of the property for at least two vehicles and gated side access from the driveway to the garden. To the rear is a low maintenance & well landscaped garden with artificial lawn, extended grey slab patio and a shrub lined raised border.

Other benefits to its sale include upgraded tiled wood effect flooring to the ground floor, gas central heating and an ideal location which is within walking distance to amenities & transport links.

Some material information to note:

The property is of a brick built construction and is connected to mains gas, electricity, 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 low risk of flooding. For any information regarding charges on the property then please contact the agent.





Key Features

- Stylish tiled flooring throughout the ground floor
- Built in wardrobes to the two largest bedrooms
- En-suite shower room to the largest bedroom which spans the entire top floor
- Driveway parking to the front of the single garage which has full power and lighting
- Integrated appliances to the kitchen including fridge & freezer, dishwasher and washing machine
- Local transport links servicing Didcot Parkway Train Station directly
- EPC Rating B
- Council Tax C

The Location

The Great Western Park development set in the vibrant town of Didcot comprises a fantastic selection of newly built homes with a wide range of facilities and services. These include transport (regular shuttle busses to Didcot town and train station) primary & secondary schools, shopping amenities, sports pitches, tennis courts, children's play parks as well as a number of community halls.

The town of 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 approx. 40 minutes.



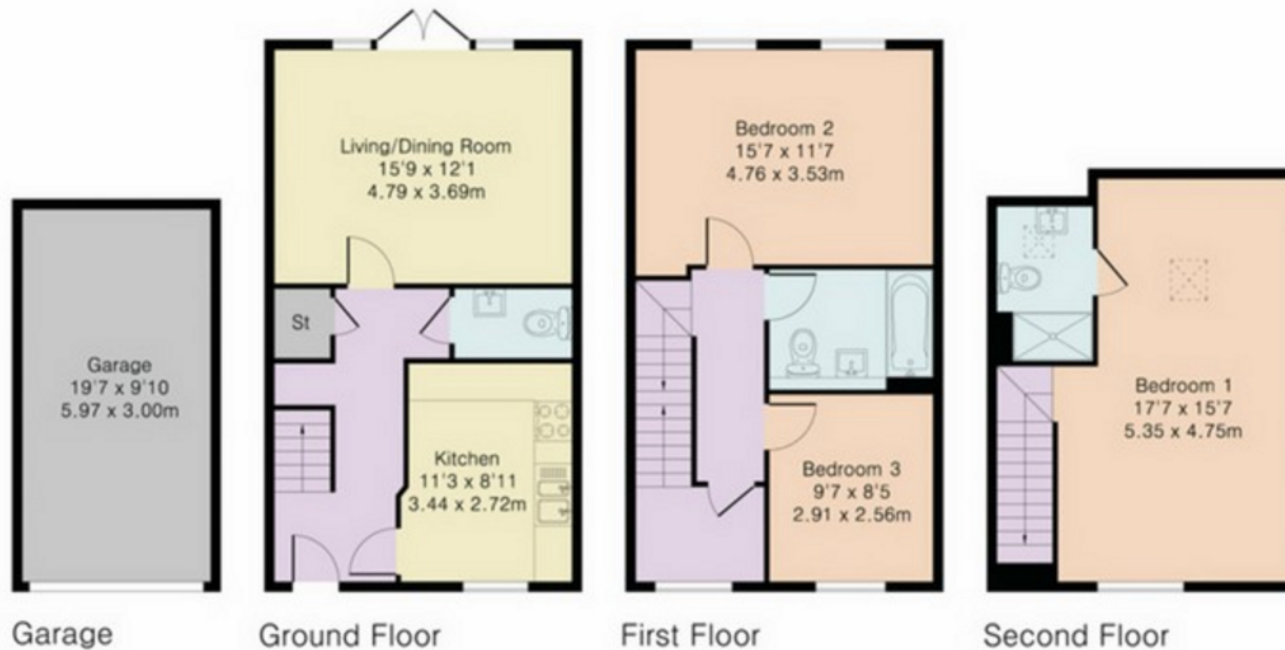
Approximate Gross Internal Area 1399 sq ft – 130 sq m

Ground Floor Area 442 sq ft – 41 sq m

First Floor Area 439 sq ft – 41 sq m

Second Floor Area 327 sq ft – 30 sq m

Garage Area 191 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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