



Diamond Drive, Didcot, OX11 6FH
£395,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Situated on the popular Brunel Rise development is this three-bedroom semi-detached town house built by Miller Homes in 2016.

The ground floor modern accommodation comprises of a spacious entrance hall, half tiled cloakroom, kitchen/breakfast room with integrated kitchen appliances and a family sitting room with UPVC French doors leading on to the rear garden.

The first floor offers sizeable bedrooms, one of which offering the same square footage as the downstairs sitting room and a stylish family bathroom with a three piece suit. The top bedroom is accessible via its own private staircase and spans the entire width of the top floor and is accompanied by an en-suite shower room.

To the side of the property there is a driveway with parking for two-three vehicles to the front of the single garage. To the rear is a well-maintained garden, which is mainly laid to lawn & patio with maturing shrub lined borders.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. There is an estate charge of approximately £94 paid every 6 months. 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 very low risk/unlikely area for surface water flooding. Details of any covenants or easements are available on request from the estate agent.





Key Features

- Incredibly well maintained throughout
- Integrated kitchen appliance including fridge and freezer and dishwasher
- Principle bedroom occupying the entire top floor and with en-suite shower room
- New hard flooring to the ground floor
- Garage and driveway parking with EV Charger
- Gas central heating
- Built-in wardrobe to second bedroom
- Council Tax Band C



The Location

The town of 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 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 and there is also an excellent mainline train service into London Paddington approx. 40 minutes. The property also offers access to the highly regarded independent preparatory and senior schools in both Abingdon and Oxford as well as the Europa school in Culham and the primary and secondary schools locally in Didcot.



**Approximate Gross Internal Area 1124 sq ft - 104 sq m
(Excluding Garage)**

Ground Floor Area 402 sq ft – 37 sq m

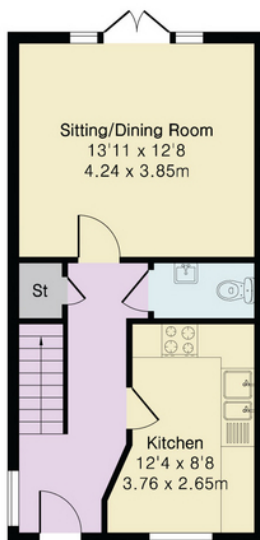
First Floor Area 402 sq ft – 37 sq m

Second Floor Area 320 sq ft – 30 sq m

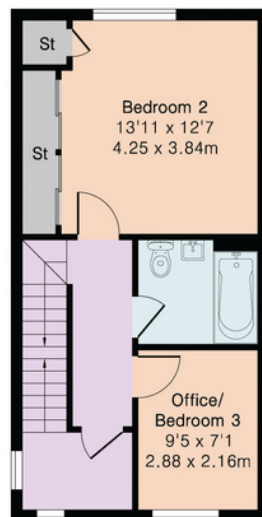
Garage Area 206 sq ft – 19 sq m



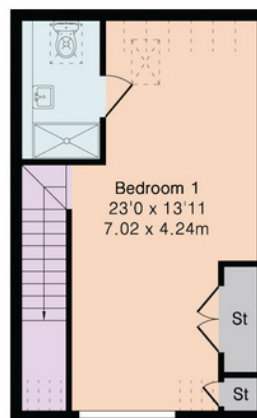
Garage



Ground Floor



First Floor



Second Floor

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Didcot Office
103 Broadway, Didcot
Oxfordshire, OX11 8AL

T 01235 813 777

E didcot@thomasmerrifield.co.uk

W thomasmerrifield.co.uk

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