



Paul Pieri



Wantage

£490,000

Oxfordshire OX12 9YG





- Four-bedroom detached house with downstairs WC
- Single garage - ample parking
- En-suite to master bedroom
- Desirable location
- Three reception rooms

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Beautiful four-bedroom, detached house offered for sale. This extended property boasts a large, modern and fully fitted kitchen/diner with plenty of base and eye level units for storage. The separate living room has a gas fired fireplace and flows through to the brick-based conservatory, which offers a beautiful view of the rear garden. The side of the property has been extended on the ground floor to create a study or family room. The ground floor also includes a porch and downstairs cloakroom with WC. Upstairs are four double bedrooms, the master of which benefits from a modern en-suite shower room, which is tiled from floor to ceiling. The family bathroom completes the first floor. Outside, the property is approached by a paved double driveway and single garage that adjoins the property. In front of the house is a gravelled area, which could be converted in to additional parking. The generous rear garden has a patio area and the rest is manly laid to lawn with mature shrub borders and is enclosed by timber fencing.

For more information or to arrange a viewing please contact:

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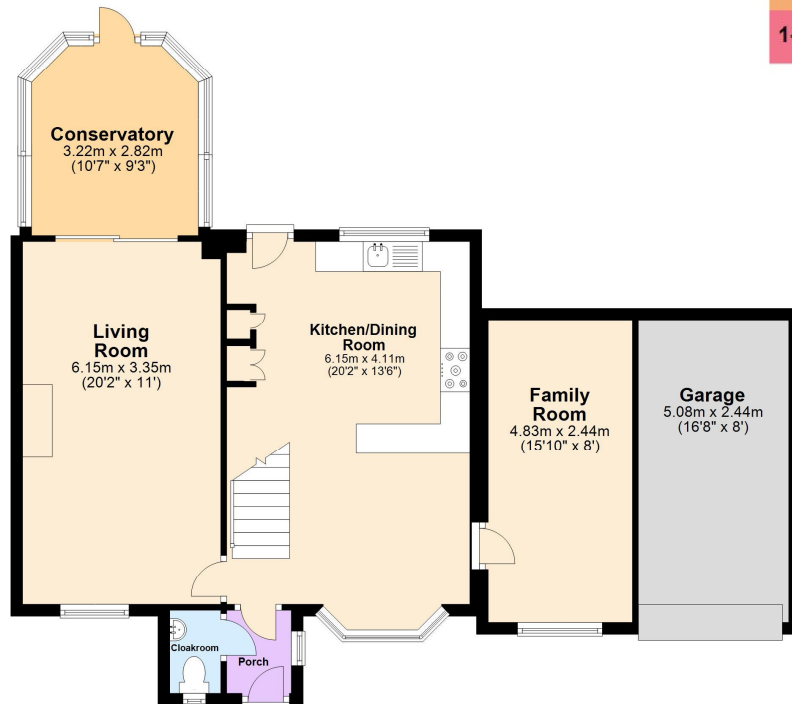


Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

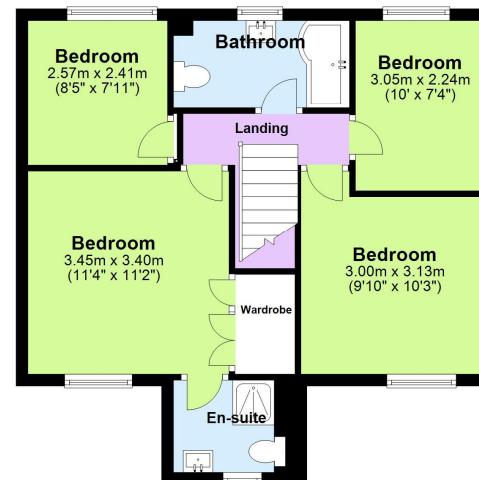
Energy efficiency chart



Ground Floor
Approx. 83.5 sq. metres (898.3 sq. feet)



First Floor
Approx. 50.7 sq. metres (545.4 sq. feet)



Total area: approx. 134.1 sq. metres (1443.7 sq. feet)

Every attempt has been made to ensure the accuracy of this floor plan. Measurements of doors, windows and rooms are approximate for indicative purposes only. No responsibility is taken for any error, omission, or misstatement. Specifically, no guarantee is given on the total square footage of the property if provided and figures are given for guidance purposes only and must not be relied on as a basis of valuation.
Plan produced using PlanUp.



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