



**Connells**

Dexter Gardens  
Kingston Bagpuize Abingdon



# Dexter Gardens Kingston Bagpuize Abingdon OX13 5GU

for sale  
**£475,000**



## Property Description

A stunning and beautifully presented three-bedroom detached family home, built in 2021.

The ground floor boasts Herringbone Karndean flooring throughout, adding a touch of elegance. The accommodation includes: A bright and spacious living room, tastefully decorated to a high standard, Modern cloakroom/WC, Utility room with practical storage, featuring space for a washing machine and tumble dryer. An open-plan kitchen/dining room with upgraded features, including granite worktops, ample cupboard space, an integrated dishwasher and fridge freezer, an eye-level oven, a gas hob, and an extractor fan. This space is perfect for entertaining and family gatherings.

Upstairs, the property offers: Master bedroom with a walk-in dressing room and a luxurious en-suite shower room with rainfall shower, second double bedroom, generously sized and well-lit. Third bedroom, currently utilized as a nursery but suitable for various uses. Modern family bathroom, bright and well-appointed.

The property features an enclosed rear garden, The garden includes: Spacious patio area, perfect for outdoor dining and entertaining. Lawned area, ideal for family

activities. Side access leading to a partially converted garage, which includes power, lighting, and laminate flooring, creating an office space. A driveway providing off-road parking for up to two cars.

## Maintenance Charges

This is payable to Trinity estate management and covers care of the green spaces and bins on the estate.

The final figures, amounting to £272.64 per year billed each month at £22.72 for 2024 - 2025.

## Lounge

17' 4" x 11' 3" ( 5.28m x 3.43m )

## Kitchen And Dining Room

10' 2" x 20' 4" ( 3.10m x 6.20m )

An open-plan kitchen/dining room with upgraded features, including granite worktops, ample cupboard space, an integrated dishwasher and fridge freezer, an eye-level oven, a gas hob, and an extractor fan.

## Utility Room

Space for a washing machine and tumble dryer

## W.C

## Master Bedroom

11' x 8' 10" ( 3.35m x 2.69m )

A beautiful master suite with separate dressing room and en-suite

## En Suite To Master

5' 11" x 3' 8" ( 1.80m x 1.12m )

Modern shower room fitted with rainfall shower

## Bathroom

7' 3" x 8' 4" ( 2.21m x 2.54m )

Four piece family bathroom suite with separate shower and bath

## Bedroom Two

11' 7" x 10' 3" ( 3.53m x 3.12m )

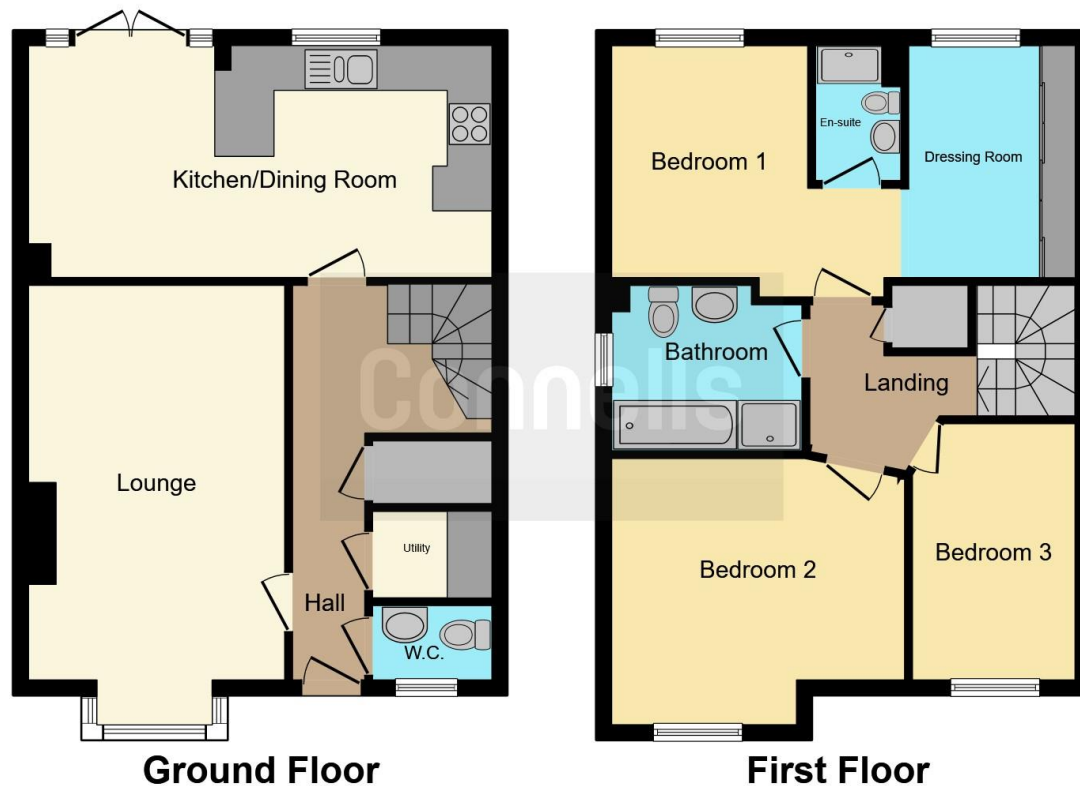
Good size double bedroom with ample room for wardrobe, side tables and drawers

## Bedroom Three

10' 5" x 6' 6" ( 3.17m x 1.98m )

Pretty nursery which could also be utilised as a study for those who work from home





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**T 01235 555611**  
**E [abingdon@connells.co.uk](mailto:abingdon@connells.co.uk)**

11 High Street  
 ABINGDON OX14 5BB

**EPC Rating: B**

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Tenure: Freehold



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