



Connells

Manor Road
Witney



Property Description

Situated in Manor Road which is located in a peaceful setting and in the ever popular Cogges development in Witney is this well-presented and extended three-bedroom semi detached family home. The property benefits from a superb corner plot and has been thoughtfully extended by the current owners.

The ground floor features a welcoming hallway which leads into the living room. From here you go through into the newly designed kitchen/ breakfast living room area where this space features an extension which spans the rear of the house and opens directly onto the garden, creating a sociable and flexible living space which is the perfect addition to this home. The kitchen is well designed and offers plenty of worktop and cupboard space and room for white goods and features everything you will need,

Upstairs, the main bedroom sits to the front, with two further bedrooms at the rear and a family bathroom completing the accommodation. Outside, the garden is an ideal spot for enjoying the sun and rests on a corner plot. The property benefits from generous off-street parking and access into an adjoining garage.

Manor Road is a peaceful setting within easy reach of Witney town centre, local schools, and the nearby amenities of Cogges. With modern updates, a well-balanced layout, and a sunny garden, this is an excellent opportunity to secure a home in one of Witney's most desirable developments.

Kitchen

10' 9" x 15' 6" (3.28m x 4.72m)

Sitting Room

13' 2" x 12' 4" (4.01m x 3.76m)

Dining Room

8' 7" x 15' 6" (2.62m x 4.72m)

Bedroom One

12' 8" x 8' 8" (3.86m x 2.64m)

Bedroom Two

10' 9" x 8' 8" (3.28m x 2.64m)

Bedroom Three

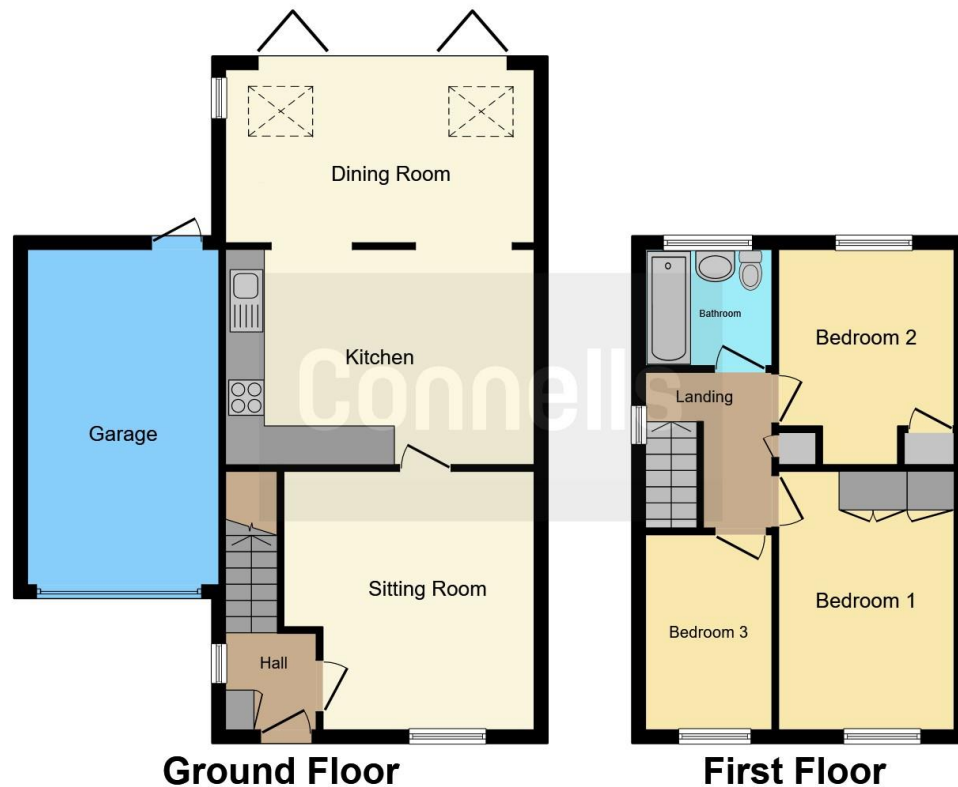
9' 9" x 6' 5" (2.97m x 1.96m)

Family Bathroom

6' 2" x 5' 9" (1.88m x 1.75m)

Garage





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

To view this property please contact Connells on

T 01993 778 281
E witney@connells.co.uk

13 Corn Street
 WITNEY OX28 6DB

EPC Rating: C Council Tax
 Band: C

view this property online connells.co.uk/Property/WNY305776



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WNY305776 - 0007