



church robinson

— SIMUL MOVERE —



FREEHOLD

£469,000

1 The Frith

Didcot, OX11 7PZ



An immaculately presented four-bedroom detached family home situated on the popular Ladygrove area of Didcot offering fantastic family accommodation.

- Four Bedroom Family Home
- Immaculately Presented
- Entrance Hall
- Kitchen/Dining Room
- Utility and Cloakroom
- Fitted Kitchen with Corian Work Surfaces
- Living Room With Feature Fireplace
- Double Glazed Conservatory With Under Floor Heating
- UPVC Windows and Soffits



DESCRIPTION

An immaculately presented four bedroom family home situated on the popular Ladygrove area of Didcot offering fantastic family accommodation throughout.

The entrance hall, dining room, kitchen, utility and cloakroom all benefit from matching tiled flooring, whilst there is a John Lewis fitted kitchen with Corian work surfaces, integrated sink and separate utility room. All of the bathrooms and cloakroom are in a contemporary white finish (the family bathroom was re-fitted in November 2018) and benefit from power showers.

The living room has a feature fireplace with doors opening to the double glazed conservatory with under floor heating overlooking the pleasant rear garden.

The property has UPVC double glazed windows and soffits, gas central heating throughout, a 21' garage with eaves storage and ample parking. Internal viewings are highly recommended.

LOCATION

The Ladygrove development is situated to the north of Didcot town centre allowing easy access to the Railway Station, which provides good commuter access to London Paddington in around 45 mins. Oxford and Reading are both accessible by train within around 20 mins.





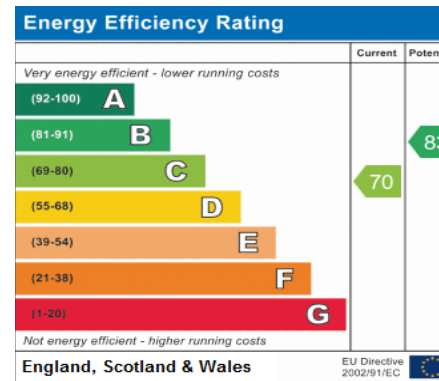
Within the development there are two primary schools, the Oak Tree Health Centre, Willowbrook Gym, a Nursery, a Public House and a small selection of shops including a Co-Op general store. The development also benefits from a children`s play area, tennis courts, two lakes and a skate park.

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. There is also an excellent mainline train service into London Paddington, approx. 45 minutes.





APPROX GROSS INTERNAL FLOOR AREA: 115 sq. m / 1239 sq. ft
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