



6 Plover End
Didcot, Oxfordshire, OX11 6EL



JAMESGESNER
- ESTATE AGENTS -



**6 Plover End
Didcot
Oxfordshire
OX11 6EL**

GUIDE £399,950 FREEHOLD



Situated within this sought after location on the Great Western Development, is this beautifully presented, three-bedroom, two-bathroom semi-detached family house set on a southerly facing plot with detached garage and driveway parking.

The property comprises of an entrance hall, cloakroom, living room with bay window, modern fitted kitchen/dining room with integrated appliances and French doors leading to the southerly facing rear.

The first floor offers a master bedroom with a built-in wardrobe, en-suite shower room with modern fitted suite comprising of a shower cubicle, toilet and basin then a further two bedrooms, one double and a good single (currently set up as a home office).

The bathroom is modern with a fitted suite comprising bath, toilet and basin.



The rear garden is south facing with lots of privacy and is fully enclosed with patio and lawn with shrub borders.

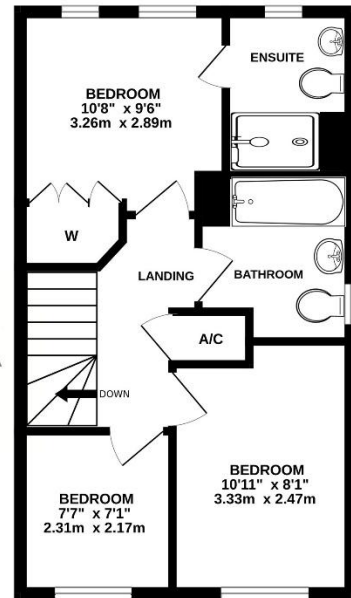
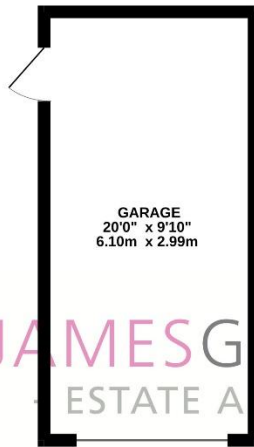
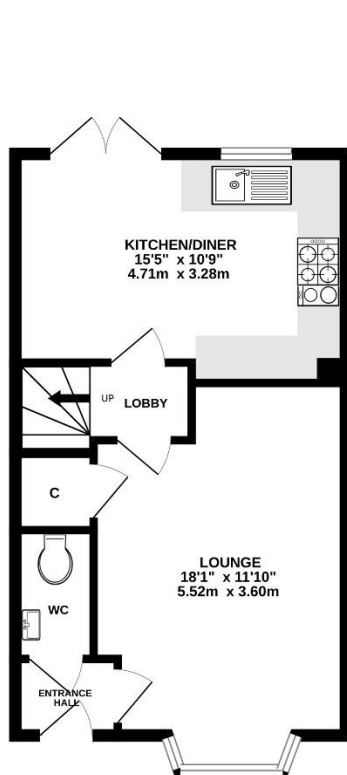
To the side of the property is a garage with light and power and driveway parking to the front. Overlooking green open space to the front.

Plover End is conveniently set on the Great Western Park development close to Boundary Park. There are extensive facilities on the development with shops, schools, pub/restaurant and leisure facilities. Central Didcot & Didcot Parkway are approximately two miles away.



GROUND FLOOR

FIRST FLOOR



TOTAL FLOOR AREA : 1038 sq.ft. (96.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | 95 |
| (81-91) B | 83 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |



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