



1 Sutton Close, Abingdon OX14 1ER

1 Sutton Close

Impressive six bedroom semi-detached family home offering superbly presented and very flexible accommodation over three floors, close to the town centre's many amenities and excellent schooling.

1 Sutton Close is situated in a delightful cul-de-sac location and is within a short walk of Abingdon town centre's wide range of amenities and excellent primary and secondary schooling. There is a wonderful sense of community with very active residents association. Residents can join in as much or as little as they want with events organised throughout the year : Easter Egg Hunt, Summer Party, Talks from local experts, AGM, Carol Singing, Estate litter picking. Regular communications and private Facebook page also provide residents with opportunity to ask for help, offer items for sale or share recommendations for local traders. There is a quick route onto the A34. Useful distances include Radley railway station (circa. 2 miles), Oxford city (circa. 6 miles) and Didcot with its mainline railway station to London Paddington (circa. 10 miles).

Bedrooms: 6

Bathrooms: 3

Reception Rooms: 2

Council Tax Band: D

Tenure: Freehold

EPC: C





Key Features

- Inviting entrance hall with useful tall storage/coat cupboards off which in turn lead to delightful separate living room
- Fabulous open plan lifestyle room incorporating stylishly refitted kitchen featuring many appliances: Neff double ovens, induction hob and Quooker tap open plan to very flexible family/dining areas
- Spacious utility room with cloakroom and garage off
- Delightful first floor master bedroom featuring an extensive selection of bedroom furniture and stylishly refitted en-suite facilities
- Three further spacious first floor bedrooms (one including fitted bedroom furniture and fitted raised bed)
- Large four piece family bathroom incorporating stylish contemporary white suite including bath and separate shower cubicle
- Two very flexible top floor good size double bedrooms/alternative reception rooms (one with refitted en-suite shower room off and currently used as a teenagers top floor annex)
- Mains gas radiator central heating and PVC double glazed windows and significant amount of top floor eaves storage
- Front gardens providing hard standing parking facilities for several vehicles leading to garage
- Attractive and well maintained corner plot mature rear gardens featuring extensive double patio and lawn - enclosed by shrubbery and fencing before siding on to large attractive open green









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
Sutton Close, OX14

Approximate Gross Internal Area = 188.70 sq m / 2031 sq ft

Garage = 13.40 sq m / 144 sq ft

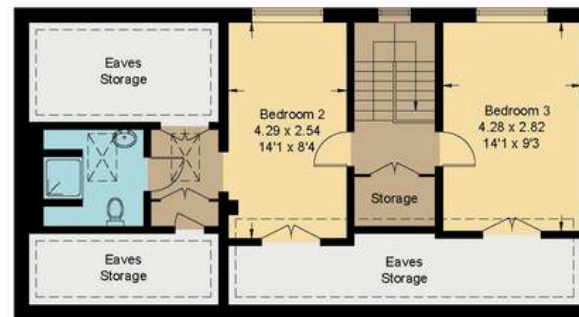
Total = 202.10 sq m / 2175 sq ft

For identification only - Not to scale

 = Reduced headroom below 1.5m/5'0"



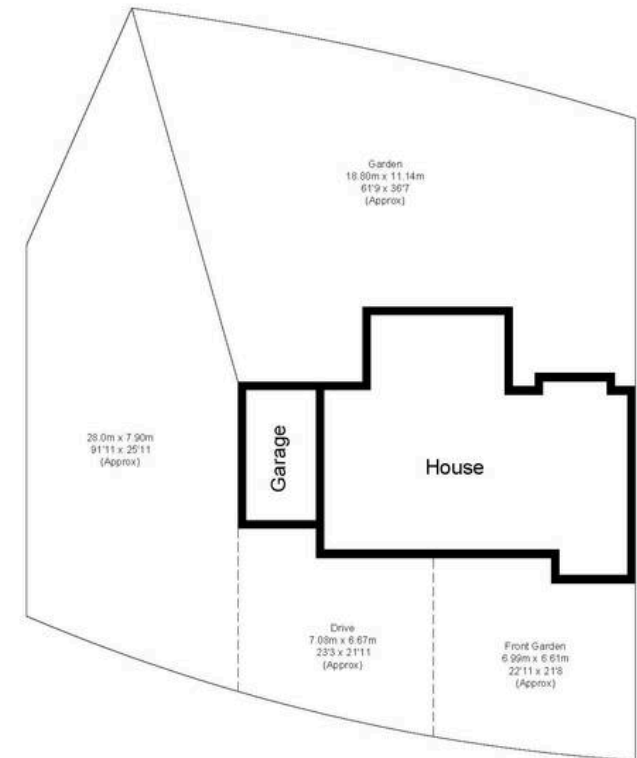
Ground Floor



Second Floor



First Floor



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