

for sale

£72,500



## Cross Trees Park Shrivenham SN6 8GR

Plot 309 is a semi detached TWO bedroom home with TWO parking spaces, rear garden and excellent connections to local areas. Buyers Must Have a local connection to The Vale of White Horse



# Cross Trees Park Shrivenham SN6 8GR

## Living Room

15' 10" x 12' 2" ( 4.83m x 3.71m )

## Kitchen / Dining

16' x 10' 6" ( 4.88m x 3.20m )

## Bedroom One

16' x 11' 11" ( 4.88m x 3.63m )

## Bedroom Two

14' 5" x 8' 7" ( 4.39m x 2.62m )

## Specifications - Kitchen

- Contemporary matt white kitchen with chrome handles and grey laminate worktops and matching upstands with under unit lighting to wall units
- Stainless steel splashback to hob
- Stainless steel 1.5 bowl sink with chrome mixer tap
- Zanussi electric single oven, ceramic hob and cooker hood

- Space for a freestanding fridge/freezer
- Space for a freestanding washing machine
- Removable base unit with plumbing in place for a dishwasher

## Specifications - Bathroom

- Contemporary white Roca bathroom suite
  - Thermostatic bath/shower mixer over bath with glass shower screen
  - Chrome mixer tap to basin
  - Porcelanosa full height wall tiling to bathroom and shower area with splashback tiling to sanitaryware walls
  - Chrome heated towel rail
  - Mirror
- Flooring



## Specifications - General

- White UPVC double glazed windows and doors
- Walls, ceilings, architraves and skirtings painted in white
- White six panel internal doors with brushed aluminium ironmongery
- Gas central heating via a combi boiler with white contemporary radiators
- Two parking bays
- NHBC 12 year warranty

- Wood effect vinyl flooring to kitchen/diner, cloakroom and bathroom
- Carpet to hall, stairs, landing, lounge/diner and bedrooms

- Door bell with sounder
- LED Downlights to kitchen/dining, cloakroom and bathroom
- Pendant lighting throughout except kitchen and wet rooms
- White sockets and switches throughout
- TV point to lounge, dining area and master bedroom
- Telephone point to hall cupboard and lounge
- Shaver socket to bathroom
- Smoke detector and CO2 detector
- Extractor fan to kitchen and bathroom
- Spur for future installation of burglar alarm

- Turf to rear garden
- Shed to garden
- Outdoor light to porch area and rear elevation
- Buff paved patio area
- External tap
- 1.8m high timber fencing to rear gardens
- External plug socket
- Electric vehicle charging point

## Connections

Ideally situated between Bristol, Bath and Oxford, Shrivenham offers green living in the heart of The Vale of The White Horse – perfect for those looking for a well-connected escape to the country.

Shrivenham sits within easy reach of several large towns and cities, with the M4 to the south and A40 to the north. Those working in Bath, Cheltenham, Bristol, Basingstoke and

Reading will find they are within an hour by road, and Oxford is just 34 minutes' drive away.

By train, Swindon station has fast direct services to London Paddington in under an hour.

For locals and those in the know, it's easy to understand why the region is often cited as one of Britain's top spots to live.

## Agent Note

External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specification, window styles and whether a property is left or right handed may differ from plot to plot. Dimensions shown in any text or plan are approximate sizes only and actual sizes may be different once constructed. Purchasing a 40% share.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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Property Ref: SDN313489 - 0004

**Tenure:** Freehold

**EPC Rating:** Exempt

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