



Rush Way, Crowmarsh, OX10 8FU



Rush Way, Crowmarsh

A spacious 4 bedroom detached house on a sought after village development within walking distance of Wallingford town centre.

The property offers great accommodation including a kitchen/breakfast room with double aspect and French doors opening onto the rear garden. The sitting room with its large bay window provides an elegant and comfortable living space. Upstairs the house features 4 bedrooms including a principal bedroom with ensuite shower room, alongside a family bathroom with bath and separate shower cubicle.

Outside the rear garden is mainly laid to lawn with a stone terrace ideal for outdoor living. The property also benefits from a garage and driveway parking with added advantage of an EV charging point.



Tenure - Freehold

Accommodation

Entrance Hall: Wood style floor, radiator, stairs to landing with cupboard under.

Cloakroom: Fitted with a white two-piece suite, radiator and wood style floor.

Kitchen/Breakfast Room: Fitted with a range of storage units, worktops and stainless steel sink with window to the garden. Integrated appliances include a gas hob, extractor hood, double electric oven, fridge freezer and dishwasher. The breakfast room features a double aspect with a window to the front with plantation shutters and French doors to the gardens, wood style floor and radiator, down lighters.

Utility Room: Worktop with cupboard under appliance spaces, gas boiler, radiator and wood style floor.





Sitting Room: Large bay to the side, picture window to the front both with plantation shutters, radiator.

Stairs to landing: Loft access, linen cupboard.

Bedroom 1: Window with plantation shutters to the side, fitted wardrobe with sliding mirror doors and radiator.

Ensuite Shower Room: Fitted with a white three-piece suite including a wide tiled shower cubicle, radiator, downlights, tiled wood style floor and window.

Bedroom 2: Window with plantation shutters overlooking the garden, radiator.

Bedroom 3: Window with plantation shutters and radiator.

Bedroom 4: Double aspect with windows to front and side both with plantation shutters, radiator

Bathroom: White four-piece suite including a bath and a separate tiled shower cubicle, tiled wood style floor, radiator, downlights and window.

Outside

Rear Garden: The garden features a full width stone terrace leading to an area of lawn enclosed mainly by a brick wall and part timber fence with a side gate to the front.

Garage: 19'8 x 10'3 Up over door, power with loft storage.

Driveway to the front of the garage with EV charging point.



Directions:

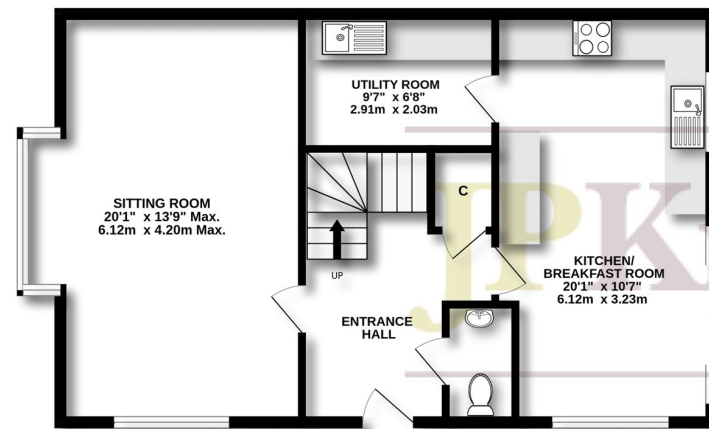
From our offices in St Martin's turn right at the 1st cross street onto High Street, at the roundabout, take the 1st exit onto Benson Lane, turn right onto French Gardens, turn right onto Rush Way, turn left to stay on Rush Way and the house will be on the right.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

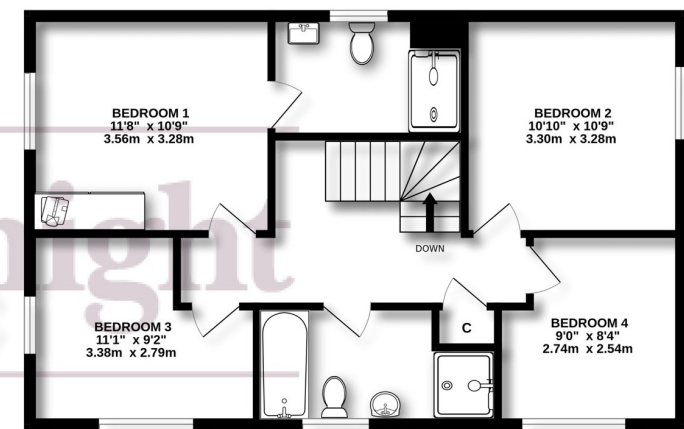
Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1259sq.ft. (117.0 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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