



Wiggins Walk, Watlington OX49 5BN



Wiggins Walk, Watlington

Situated within an attractive, small courtyard setting, this stylish 2021 built semi detached home offers contemporary living in a peaceful location just a short distance from the heart of Watlington.

The property features 2 generously sized double bedrooms and a family bathroom complete with shower over the bath. The modern open plan kitchen flows seamlessly into the bright living/dining area with French doors opening directly onto the garden. Outside the home benefits from two parking spaces immediately in front and side access to the garden. The rear garden has many mature shrubs and trees with patio area for dining. This is a fantastic opportunity to purchase a modern property within a superb setting.



Tenure - Freehold

Accommodation

Entrance Hall: Window to the front, wood style flooring, stairs to landing.

Cloakroom: Fitted with a white 2-piece suite, part tiled walls and tiled floor, radiator, downlighters.

Living/Dining Room: A bright double aspect room with windows to the rear and side and French doors opening onto the garden. Wood style floor, 2 radiators and air conditioning.

Kitchen: Attractively fitted with a range of storage units, worktops and stainless steel sink. Induction hob, stainless steel back plate, extractor hood, electric oven, fridge/freezer, dishwasher and washing machine, tiled floor, gas boiler, downlighters, window to the front.





Stairs to Landing: Radiator, loft hatch, airing cupboard.

Bedroom 1: Two windows overlooking the rear garden, range of wardrobes, radiator and air conditioning.

Bedroom 2: Window to the front, radiator, air conditioning.

Bathroom: White 3-piece suite including a shower unit and shower screen over the bath, tiled walls and floor, radiator, large wall mirror, downlighters.

Outside

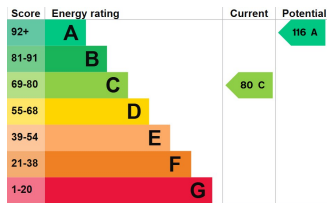
Front Garden: Comprises a well planted shrub bed with path to the front door.

Two block paved parking spaces to the front.

Rear Garden: A lovely feature facing north-west and extending to 30' in length, it features a good deal of seclusion. There is a full width terrace leading to a lawn bordered by shrubs and plants enclosed by timber fencing with side gate to the front.



Directions: Head towards the High Street, then onto The Street, at the roundabout, take the 1st exit onto Benson Lane, follow the A4074, turn right onto Church Road, turn right onto Castle Square, turn left onto Watlington Road, continue on B4009, at the roundabout, take the 2nd exit to The Sands, continue on B4009 Brook Street, turn right on restricted usage road, the property will be on the right.



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.

