



12 Norreys Close , Didcot, Oxfordshire, OX11 0AS

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Delightfully nestled at the end of a cul-de-sac on a large corner plot is this super semi-detached property boasting recently approved planning permission for a substantial two storey extension to create larger four bedroom 'forever' family home, a property that can truly grow with you. This charming family home currently comprises a striking hallway, a bay fronted sitting room to the front, formal dining room overlooking the impressive rear garden, whilst the kitchen boasts a brand new Baxi combi boiler and currently with Smart heating system, with useful outbuildings beyond. Upstairs there are two equally sized double bedrooms and a further single bedroom, with a family bathroom and separate WC. To the front there is ample off-road parking and more extensive parking situated nearer the back garden, neither of which would be impaired with the addition of the planned extension. The glorious garden is secluded and impressive in size and again provides great potential, all of which is presented to the market with no onward chain and the proposed extension can be viewed with SODC planning reference number P21/S2215/HH giving three years in which to start the project.

Guide Price: £385,000



* Charming three bedroom semi-detached family home occupying a substantial corner plot with recently approved planning permission to create a large four bedroom 'forever' family home

* Glorious garden offering a great deal of seclusion and further potential

* Off road parking to the front with more extensive parking nearer to the garden

* Sought after town centre location of Norreys Close and just over 1 mile by foot to Didcot Parkway mainline station

* Offered to the market with no onward chain

* New boiler fitted in June 2020, currently with smart heating system upgrade

* Fully boarded loft

* SODC Planning Reference number P21/S2215/HH giving three years in which to start the project

VENDOR'S HIGHLIGHTS Comments made by the current owner, in their opinion....

** Planning permission for a large 4-bed home with substantial outside space, without impacting on the parking.*

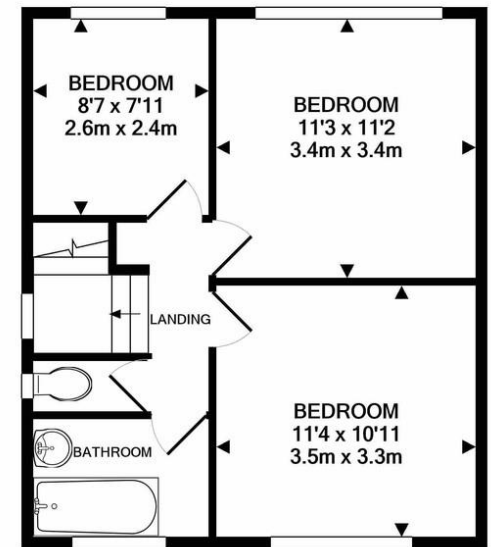
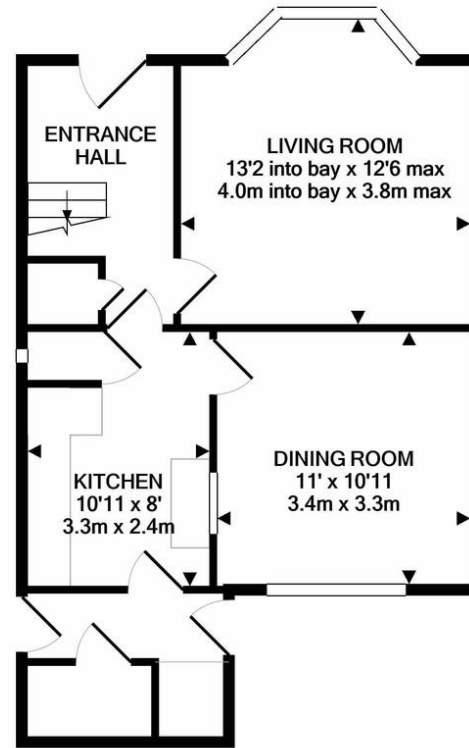
** The opportunity to extend and upgrade offers a brilliant return on investment (paying less stamp duty but still able to benefit from the upgrades and increased value)*

** It is a lovely large corner plot, offering plenty of parking with a secluded and private outside space and yet we're still walking distance to town*

** It's great to be able to control the smart heating system via our phones, even when we're out and about*



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



1ST FLOOR
APPROX. FLOOR
AREA 420 SQ.FT.
(39.0 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 487 SQ.FT.
(45.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 907 SQ.FT. (84.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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