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Welcome to Anning Way.

Situated in a quiet cul-de-sac off the main Anning Way, the well maintained front garden leads to the front door with covered canopy and path leading to the single garage and driveway parking.

Coming into the welcoming entrance we are led into the generous lounge with feature box bay window and benefiting from a useful storage cupboard. Double doors lead through to the impressive open plan kitchen/diner with ample storage and counter space and complemented by AEG double oven and induction hob along with Zanussi integrated fridge/freezer, dishwasher and washing machine. The generous dining area has ample space for table and chairs, French doors lead out into the garden offering a seamless flow from the inside to the garden perfect for family life and entertaining.

Welcomed onto the bright and airy first floor you will find the spacious main bedroom with fitted wardrobes and en-suite. There is a further double bedroom and the landing benefits from a useful storage cupboard.

The second floors has two generous double bedrooms and the modern family bathroom which benefits from a modern white suite comprising of both a bath and separate shower cubical.

4		Bedrooms	Council tax band	E
1		Receptions	Tenure	Freehold
2		Bathrooms	EPC rating	B



Discover the Heart of Your Future Home

- Four bedroom family home built in 2023 to The Bramley specification by Croudace situated on Anning Way on the Willowbrook Development
- Generous lounge with feature box bay window and useful storage cupboard, double doors lead into the kitchen/diner
- Impressive kitchen/diner. Kitchen has ample storage and counter space with AEG double oven and induction hob and Zanussi fridge/freezer, washing machine and dishwasher
- Spacious dining area, perfect for family life and entertaining with French doors leading into the garden
- Convenient ground floor cloakroom offering excellent practicality and functionality for modern family living



Generous lounge with feature box bay window and benefiting from a useful storage cupboard.



The generous main bedroom on the first floor with fitted wardrobes and en-suite



Every Detail Matters

- Generous main bedroom on the first floor with fitted wardrobes and en-suite
- Further double bedroom situated on the first floor
- Second floor offers two generous double bedrooms and the modern family bathroom
- Garden to the rear has a large patio area, perfect for entertaining and the garden is mainly laid to lawn. There is gated access to the drive and a courtesy door into the garage
- Driveway parking and access to the single garage and EV charger. Property benefits from solar panels



Stepping outside

The property is complemented by the generous garden which has an extended patio area, gated access to the front and a courtesy door leading into the garage. The garden is mainly laid to lawn. There is driveway parking to the front of the property with the added benefits of an EV charging point. The property also benefits from developer installed solar panels.

Location, Location, Location

Situated on the Willowbrook Development and within easy walking distance of Sires Hill Academy Primary School, local amenities and close to the main town centre and Didcot Train Station (direct trains to London Paddington and other mainline stations). The property benefits from being close to children's play parks and open greenspaces perfect for family walks. With excellent transport links to the A34 and in turn the M4 to the South and the M40 to the North.





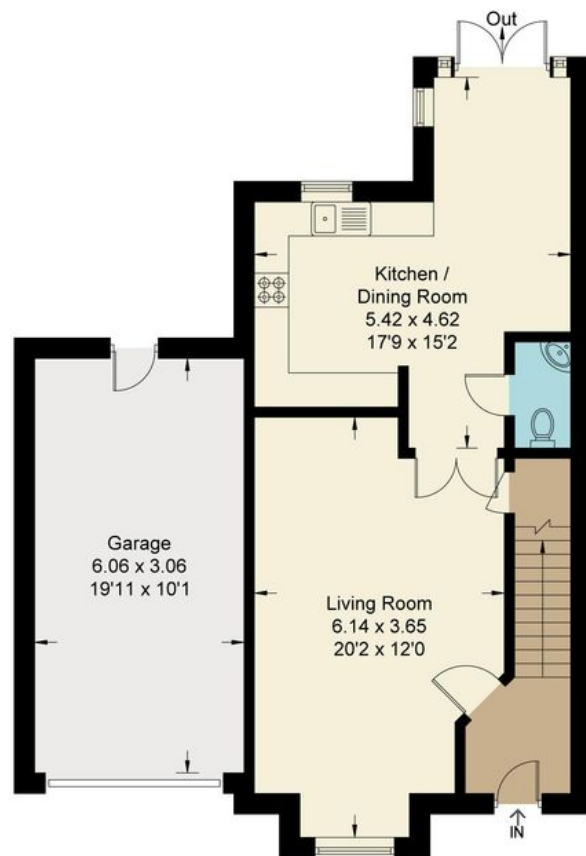
Anning Way, OX11

Approximate Gross Internal Area = 125.60 sq m / 1352 sq ft

Garage = 18.50 sq m / 199 sq ft

Total = 144.10 sq m / 1551 sq ft

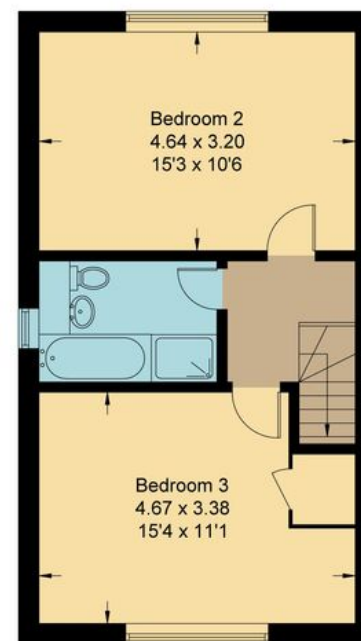
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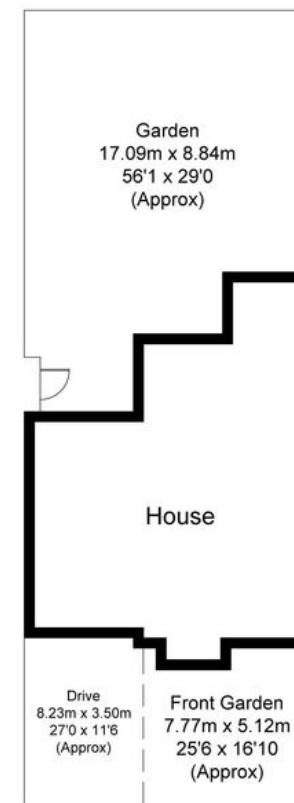
Ground Floor



First Floor



Second Floor



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