

70A Mereland Road, Didcot, OX11 8AY

£375,000 Freehold

THOMAS MERRIFIELD

SALES LETTINGS







The Property

Situated within a private close off Mereland Road, this beautifully presented three-bedroom home was constructed in 2017 and offers modern, well-balanced accommodation finished to an excellent standard throughout.

The property is approached via a privately owned driveway, with allocated parking for multiple vehicles. Inside, a spacious entrance hall provides access to a cloakroom with WC and a substantial storage cupboard ideal for coats and shoes. A well-proportioned living room leads through to an impressive full-width kitchen/dining room, creating a sociable heart to the home. Bi-fold doors open directly onto the rear garden, providing plenty of natural light and an excellent connection between the indoor and outdoor spaces.

Upstairs are three bedrooms and a family bathroom with shower over the bath. The principal bedroom is a generous double with an en-suite shower room, while the second double benefits from built-in storage. The third bedroom is currently arranged as a home office but would work equally well as a child's bedroom or nursery.

Outside, the private rear garden is predominantly laid to lawn with a good-sized patio and substantial garden shed.

The property occupies a tucked-away position within a small private close off Mereland Road, combining a peaceful setting with excellent access to Didcot's amenities and well-regarded local schooling.







Key Features

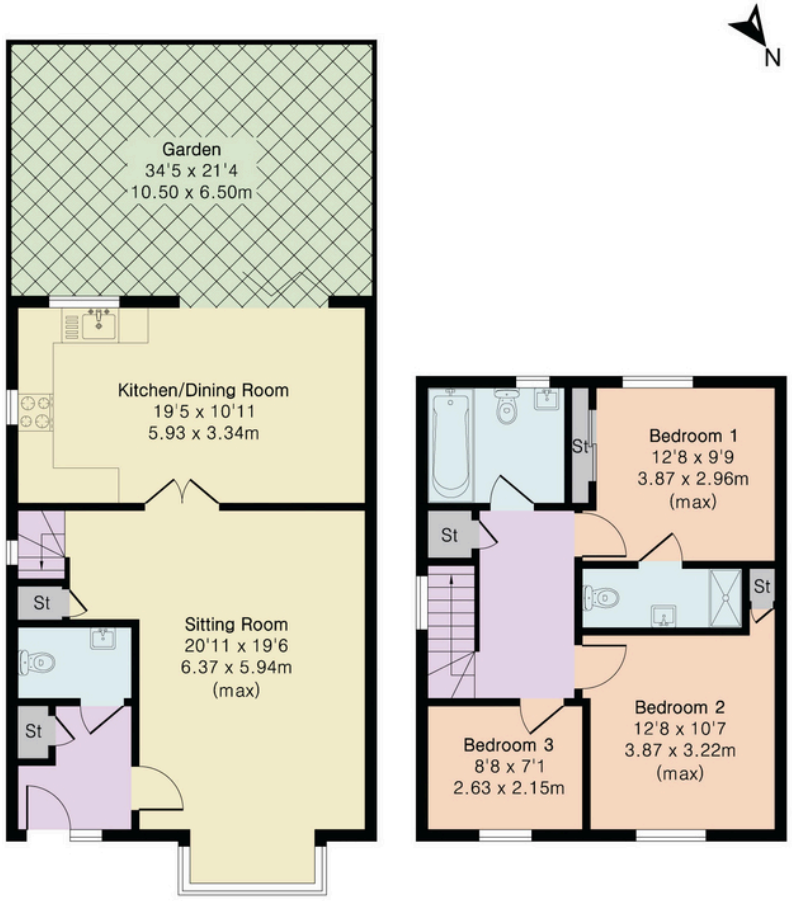
- No onward chain
- Modern three-bedroom home built in 2017
- Private close in convenient central Didcot location
- Full-width kitchen/diner with bi-fold doors
- Principal bedroom with en-suite shower room
- Allocated driveway parking for multiple vehicles
- Council Tax Band: D
- EPC Rating: B

The Location

Didcot offers an extensive range of shopping and leisure facilities, with the Orchard Centre providing shops, cafés and restaurants alongside a multiplex cinema and Cornerstone Arts Centre. A variety of sports and recreational facilities can also be found throughout the town. For commuters, Didcot Parkway provides direct mainline rail services to London Paddington in approximately 40 minutes, while the nearby A34 offers convenient access towards Oxford and connections with the M40 and M4.

The combination of a central location, nearby schools, excellent transport connections and everyday amenities makes this an exceptionally convenient setting for families

Approximate Gross Internal Area 1072 sq ft - 100 sq m
Ground Floor Area 590 sq ft – 55 sq m
First Floor Area 482 sq ft – 45 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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