



Rookery Court, Didcot, Oxfordshire. OX11 6AU

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Rookery Court, Didcot.

This well-presented semi-detached home offers contemporary accommodation extending to over 665 sq ft and showcases a wealth of both developer and vendor-installed upgrades, including enhanced tiling, flooring, and lighting throughout. No onward chain.

An inviting entrance hall features high-quality Karndean flooring and leads to a convenient cloakroom, while the spacious 12 ft living room opens through double doors into a professionally constructed part-brick conservatory, complete with a pitched solar-glass roof and mains radiator for year-round use. The stylish front-aspect kitchen is fitted with a modern range of cabinetry and integrated appliances.

Upstairs, the property provides a well-proportioned 12 ft main bedroom with a built-in wardrobe, alongside a further double bedroom, both served by a fully tiled family bathroom featuring a raindrop shower over the bath.

The south/east facing rear garden is mainly laid to lawn and includes an outside power point, tap, and gated access to allocated off-road parking for two vehicles. The property also benefits from a high energy-efficiency rating-with increased loft insulation and thermostatic radiator valves. Situated on the Great Western Park development and within easy walking distance of the local amenities, Didcot Primary Academy and Aureus Secondary School. There is a direct bus route through the development and great access links to the A34. The town centre and Didcot Train Station are within walking distance.



- Enhanced with numerous upgrades including improved tiling, flooring, and lighting throughout
- Entrance hall with quality Karndean flooring and a convenient ground-floor cloakroom
- 12 ft living room with double doors opening into a professionally built part brick conservatory with solar-glass roof and radiator
- Energy-efficient home with upgraded insulation and thermostatic radiator valves, offered with no onward chain

2		bedrooms	Council Tax Band: C
1		receptions	Tenure: Freehold
1		bathrooms	EPC Rating: C



The spacious 12 ft living room pens through double doors into a professionally constructed part-brick conservatory



A well-proportioned 12 ft main bedroom with a built-in wardrobe, alongside a further double bedroom







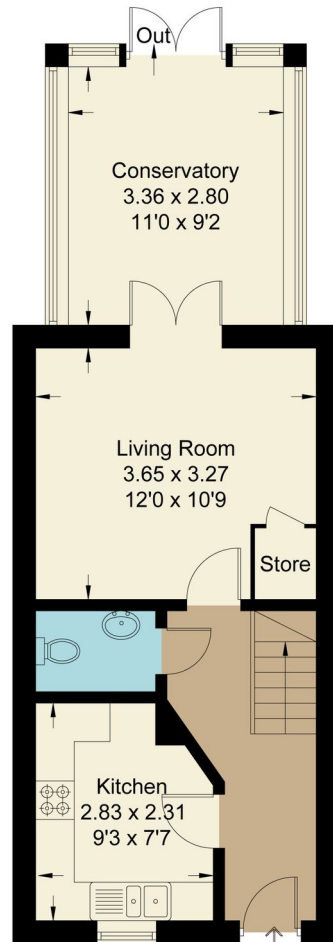
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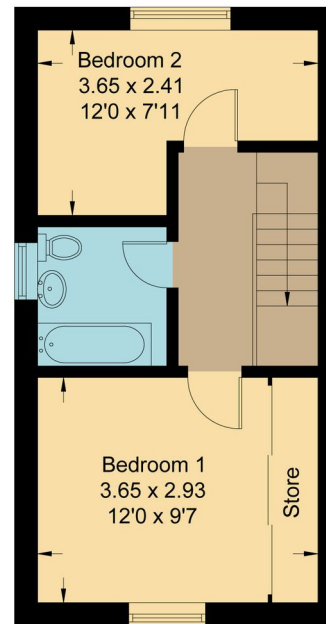
Rookery Court, OX11

Approximate Gross Internal Area = 64.60 sq m / 695 sq ft

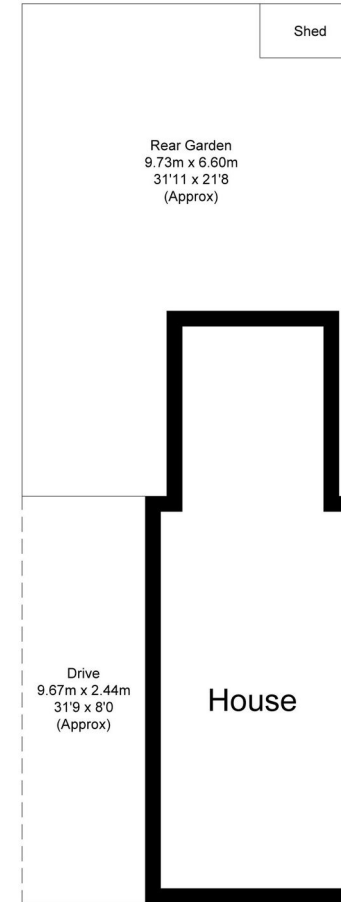
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Ground Floor



First Floor



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220 Broadway, Didcot, Oxon,
OX11 8RS

T: 01235 511406
E: didcot@hodsons.co.uk

www.hodsons.co.uk

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