



3 Hazel Grove, Wantage, OX12 7GE
Guide Price £380,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A well presented three-bedroom semi-detached property with two allocated parking spaces, built in 2023 by Cala Homes and situated within the popular Kingsgrove Development in Wantage.

The ground floor comprises an entrance hall with two storage cupboards, leading through to a modern kitchen/dining area fitted with integrated appliances including an oven, hob, fridge/freezer, and washing machine. The dining space comfortably accommodates a good-sized table, with French doors opening out to the rear garden. The separate living room is bright and welcoming, offering an ideal space for relaxation.

Upstairs, the master bedroom features built-in wardrobes and an en suite shower room. The second double bedroom is generous in size and also benefits from built-in storage, while the third bedroom is a good-sized single. A modern family bathroom with a shower over a full-size bathtub completes the accommodation.

Externally, the rear garden has been recently landscaped to include a stylish patio area and newly planted trees. To the front, there is driveway parking for two vehicles along with an electric car charging point.

Estate maintenance fee - £485 per annum

Some material information to note: Freehold property. Mains gas, Mains water, mains electrics and mains drains. Ofcom checker indicates standard, superfast and ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with all major providers. The government portal generally highlights this as a very low flood risk within this postcode.



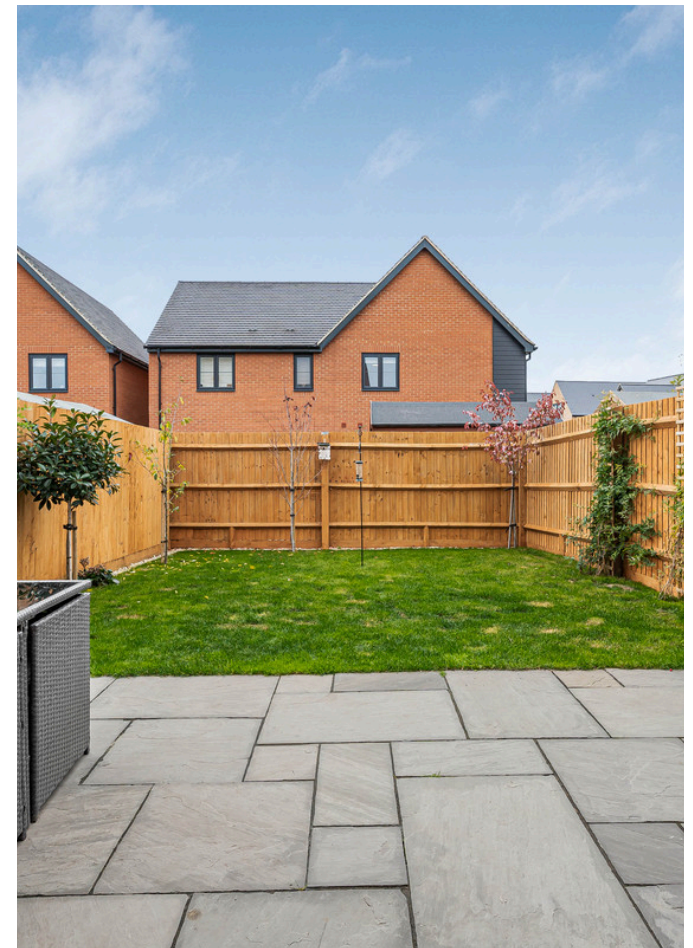


Key Features

- Three-bedroom semi-detached home
- Built in 2023 by Cala Homes
- Modern kitchen with integrated appliances
- Bright, spacious living room
- En suite to master bedroom
- Landscaped rear garden with patio
- Driveway parking for two cars
- Electric car charging point
- Council tax band D - EPC rating: B

The Location

Wantage is a historic town situated within the Vale of White Horse. The town is believed to date back to Roman times and is mentioned in the Domesday Book of 1086. It is famed as the birthplace of King Alfred the Great. The town offers schooling for all ages a range of shopping and leisure facilities as well as a market on a Wednesday and Saturday. Wantage has excellent commuting links via the A34 with the M40 in the north and the M4 in the south. Didcot c.9 miles offers a fast service to London Paddington c.40 minutes.



Thomas Merrifield and their clients give notice that:

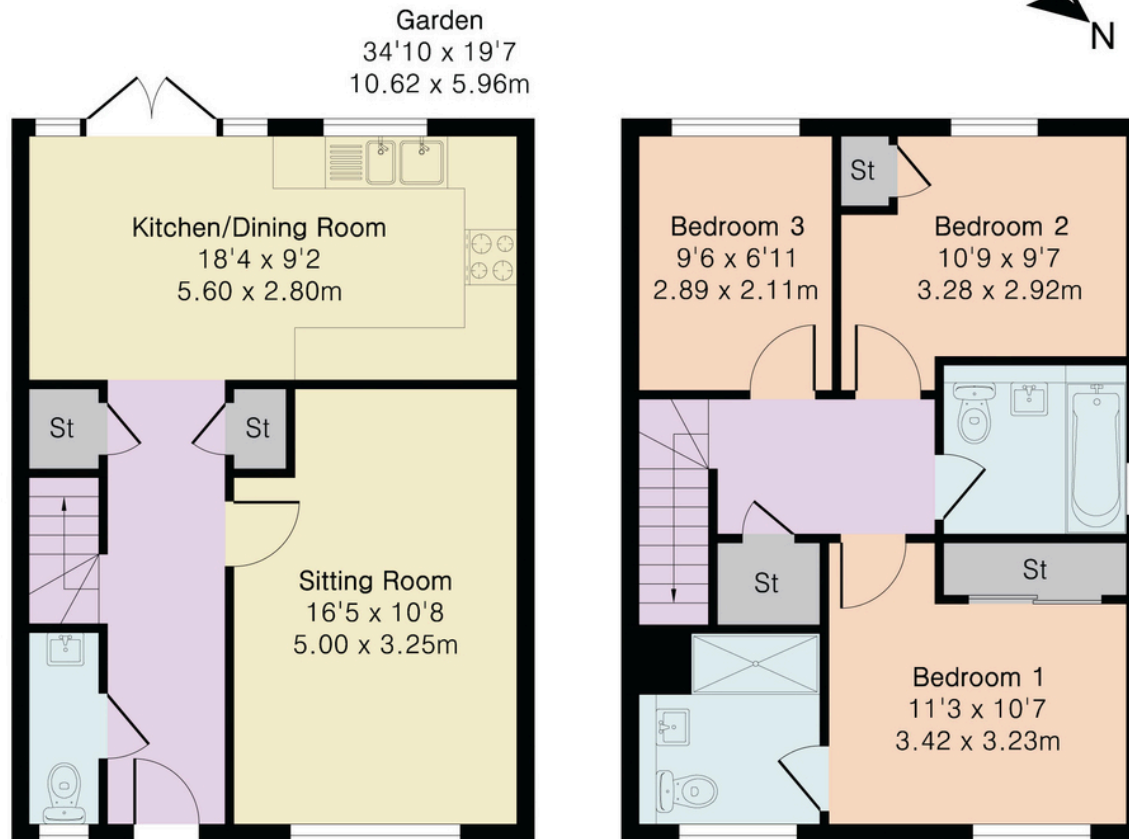
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Approximate Gross Internal Area 952 sq ft - 88 sq m

Ground Floor Area 476 sq ft – 44 sq m

First Floor Area 476 sq ft – 44 sq m



Ground Floor

First Floor

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