



Manor Road, Didcot, OX11 7JZ

Offers Over £700,000 Freehold

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SALES LETTINGS





The Property

Built in 2016, this attractive double-fronted four-bedroom detached home is situated on the highly sought-after Manor Road in central Didcot and is offered for sale with no onward chain.

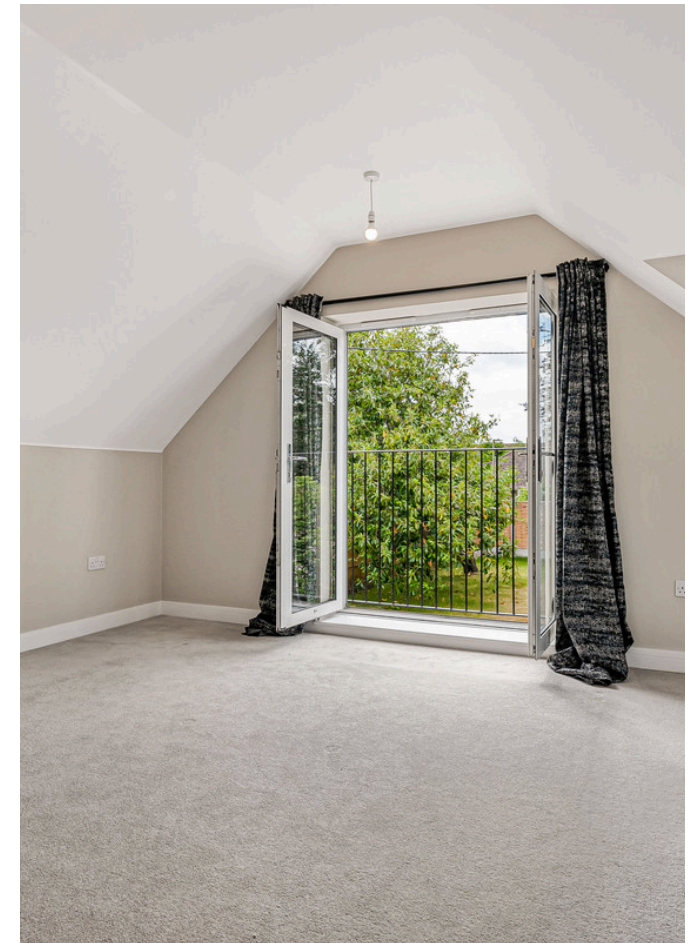
Set back from the road, the property provides well-proportioned accommodation throughout, with an abundance of natural light. The ground floor comprises a welcoming entrance porch, spacious hallway, cloakroom/WC and a generous dual-aspect sitting room.

The standout feature is the substantial open-plan kitchen/dining room extending to over 460 sq ft, complete with integrated appliances, underfloor heating and a separate utility room. The dining area benefits from a triple aspect, including bi-fold doors opening onto the rear garden.

Upstairs, there are three double bedrooms, including a principal bedroom with en-suite shower room, together with a fourth single bedroom. The remaining bedrooms are served by a contemporary family bathroom. Bedroom three also features a Juliet balcony overlooking the rear garden.



Outside, the south-facing rear garden offers a good degree of privacy and is mainly laid to lawn with a patio area ideal for outdoor dining and entertaining. The property benefits from three allocated parking spaces on a shared driveway, with additional on-street permit parking available, if required.



Key Features

- An extremely well proportioned four bedroom house.
- Offered to the market with no onward chain.
- En-suite in master bedroom.
- Located within the very popular Manor Road in central Didcot.
- Impressive and private south facing garden
- Private parking for 3 cars.
- Council Tax Band: F
- EPC Rating: B



The Location

Manor Road lies within the Old Didcot conservation area set against a variety of period and individual character properties. This unique location is most conveniently placed for access to Didcot Parkway (under 0.4 miles) and the centre of town.

The property is connected to mains gas, electricity, water and drainage. Broadband - according to Ofcom, Standard to Ultrafast Broadband are available (checker.ofcom.org.uk). Mobile Coverage - according to Ofcom, there is fair coverage (checker.ofcom.org.uk) According GOV.UK Flood Risk, this property has a very low risk of flooding. Please be advised that the property sits within 'Old Didcot' Conservation area.



Thomas Merrifield and their clients give notice that:

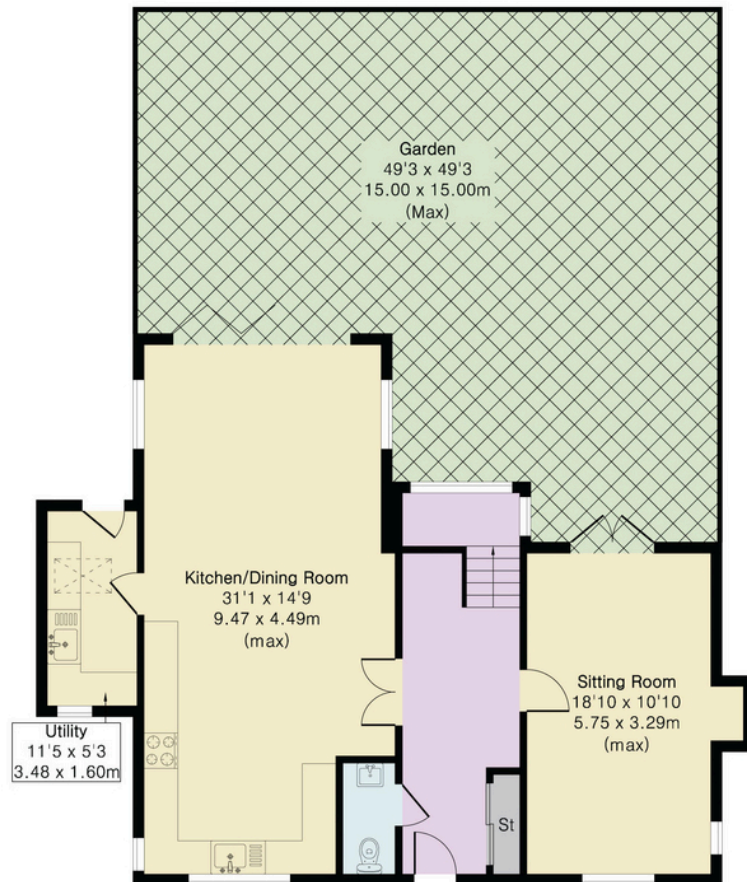
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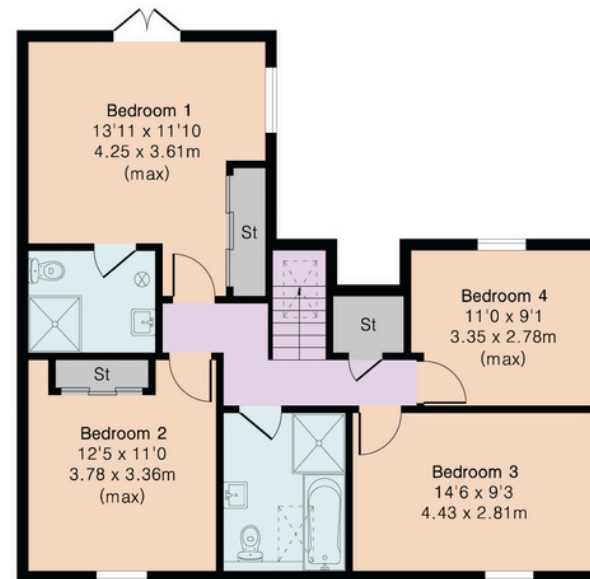
Approximate Gross Internal Area 1679 sq ft - 156 sq m

Ground Floor Area 896 sq ft – 83 sq m

First Floor Area 783 sq ft – 73 sq m



Ground Floor



First Floor

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