



Loyd Road, Didcot, OX11 8JR
£665,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Coming to the market for the first time in over 30 years is this impressive, extended and sizeable four-bedroom detached family home located on the highly sought after Loyd Road.

The ground floor has been significantly enhanced with a rear extension creating a suitable open-plan kitchen/dining room offering fitted appliances and central island with breakfast bar. A set of bi-fold doors connects the kitchen/diner to the well maintained landscaped rear garden, allowing natural light to flood the space and providing the perfect indoor-outdoor flow. Complementing the kitchen is a separate utility room, thoughtfully arranged to keep laundry and additional storage neatly tucked away, along with a welcoming entrance hall, family sitting room, three double bedrooms with the largest of these having an en-suite shower room.

On the first floor is a principal double bedroom accompanied by a sizeable en-suite shower room, as well as sufficient cupboard and eaves storage.

Externally, the home benefits from a garage complete with an electric door, as well as ample gravelled driveway parking for at least four vehicles. The landscaped rear garden has been thoughtfully designed to accommodate ideal entertaining space, as well as offering privacy.

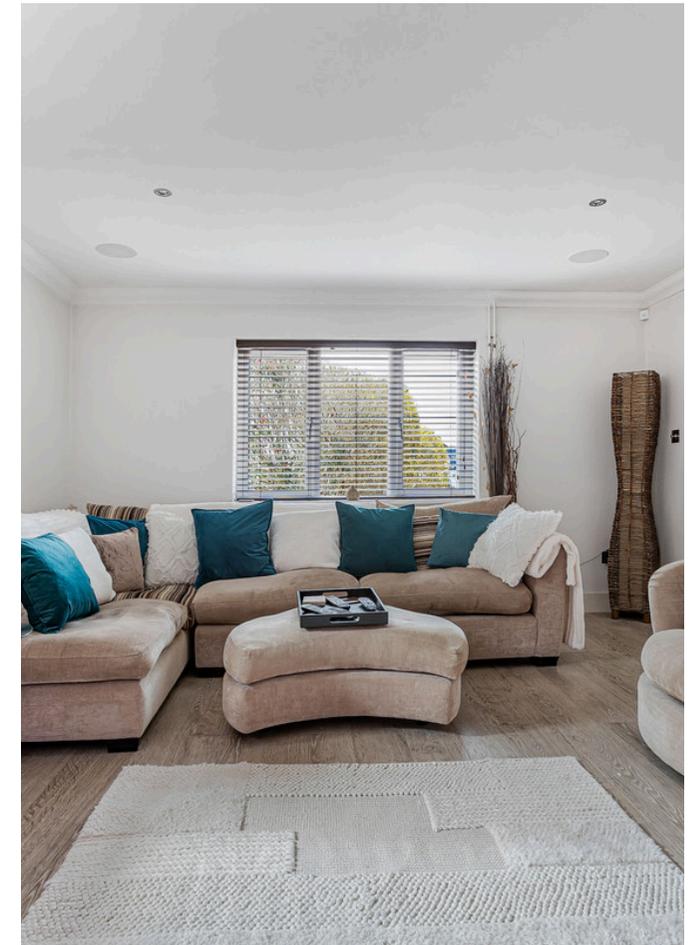
Offering versatile living space and a highly desirable location, this is a rare opportunity to acquire a much-loved family home in a sought-after part of Didcot.





Key Features

- Versatile ground floor living accommodation with opportunity for uses as home office space or additional reception rooms
- Bi-fold doors leading from the kitchen/dining room on to the rear garden
- En-suite shower room to a double bedroom on the ground floor, as well as the principle bedroom to the first floor
- Stylish four piece suite bathroom with stand alone bath and censored lighting
- Garage with electric door, power and light
- South-east facing rear garden
- Ample gravelled driveway with off street parking available for multiple vehicles
- Council Tax Band: D





The Location

Lloyd Road is a convenient and desirable location on the south side of Didcot just a quarter of a mile from local shops and schools at Cockcroft Road. The centre of town, Orchard Centre and Didcot Parkway are all within 1.5 miles of the property. The property enjoys the rare benefit of direct access from the rear garden onto a charming footpath, offering an immediate connection to the surrounding countryside. Follow the path one way and you'll find yourself at the beautiful Mowbray Field Nature Reserve.

The property is connected to mains electricity, gas, 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. As the property was constructed pre 1999, if Artex and floor tiles are present, low levels of asbestos may be present which is considered safe if left undisturbed.

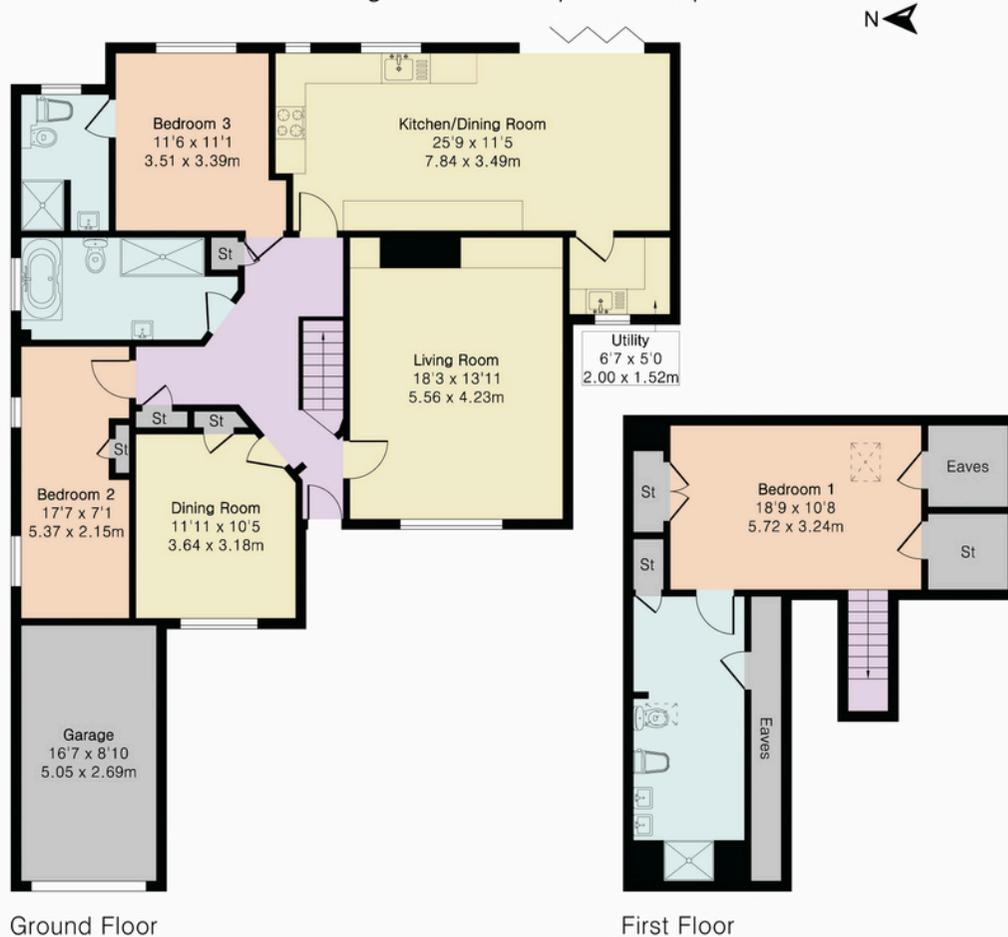


**Approximate Gross Internal Area 1667 sq ft - 155 sq m
(Excluding Garage)**

Ground Floor Area 1282 sq ft – 119 sq m

First Floor Area 385 sq ft – 36 sq m

Garage Area 146 sq ft – 14 sq m



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Didcot Office
103 Broadway, Didcot
Oxfordshire, OX11 8AL

T 01235 813 777
E didcot@thomasmerrifield.co.uk
W thomasmerrifield.co.uk



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.

**THOMAS
MERRIFIELD**
SALES LETTINGS

**THOMAS
MERRIFIELD**
SALES LETTINGS