

Mallard Drive, Didcot, OX11 6EH

Guide Price £435,000 Freehold

THOMAS MERRIFIELD
SALES LETTINGS


DURAN







The Property

Presented in immaculate condition and having been owned by just one owner from new, this lovely three-bedroom detached home is situated on the ever-popular Great Western Park development.

Positioned on one of the development's more sought-after roads, the property is ideally located close to Boundary Park, which offers a great range of leisure facilities, along with a local bar. A further selection of local amenities can also be found just the other side of the park.

Built by Bellway to their popular Aspen design, the property offers spacious and well-presented accommodation throughout, as well as the added benefit of off-road parking for several vehicles and a separate garage.

Internally, the ground floor comprises an entrance hall, cloakroom, sitting room and a modern open-plan kitchen/diner, complete with integrated appliances. Upstairs, there are three well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room and a family bathroom.

Outside, the west-facing rear garden offers a lovely mix of lawn and patio. There is also convenient side access to the garden.

A particularly useful addition is the garage, which has been partially converted to provide a handy home office, complete with lighting, electricity and heating, while still retaining garage space for additional storage.







Key Features

- Three bedroom detached home located on Great Western Park.
- En-suite in master bedroom.
- Open plan kitchen / dining room.
- Off street parking for two cars and access to a separate garage.
- Still under NHBC warranty.
- Council Tax Band: D
- EPC Rating: B







The Location

The development offers convenient access into Didcot, where the Orchard Centre provides a wide selection of shops, cafés and restaurants alongside a multiplex cinema and the Cornerstone Arts Centre. Further leisure and sporting facilities can be found throughout the town.

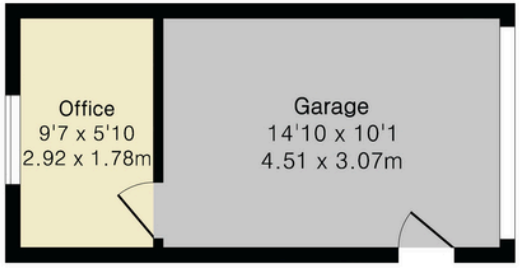
For commuters, Didcot Parkway provides direct mainline rail services to London Paddington in approximately 40 minutes, while the nearby A34 offers excellent road connections towards Oxford and links with the M40 to the north and M4 to the south.

Material Information

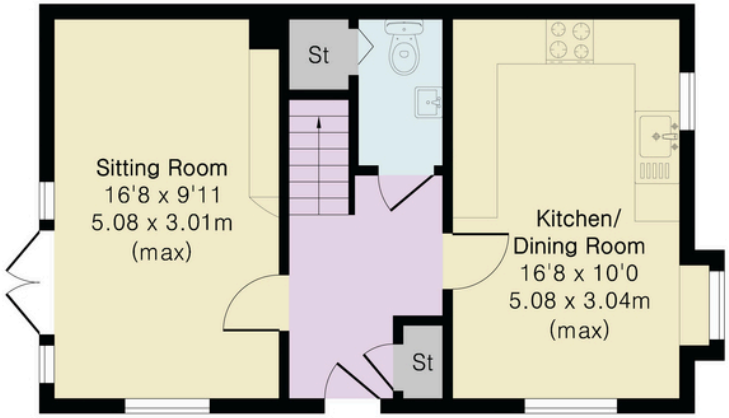
The property is Freehold, of brick-built construction and connected to mains gas, electricity, water and drainage. According to Ofcom, Ultrafast Broadband is available at the property and there is good mobile coverage across all providers. According to the GOV.UK Flood Risk service, the property is situated within an area identified as having a very low risk of flooding. For further information relating to the Register of Title, including any applicable rights, restrictions, covenants or easements, please contact the estate agent.

Approximate Gross Internal Area 920 sq ft - 86 sq m
(Excluding Garage)

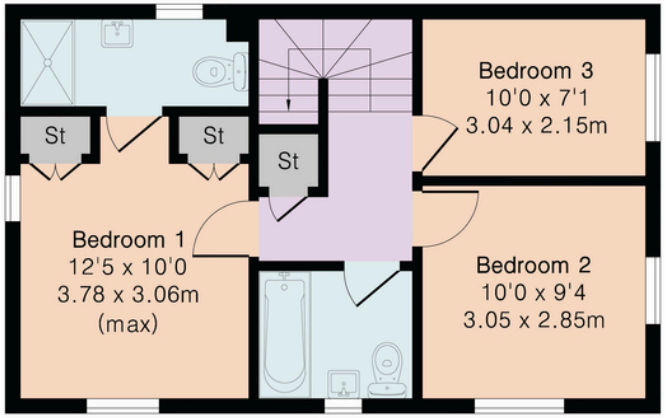
Ground Floor Area 462 sq ft – 43 sq m
First Floor Area 458 sq ft – 43 sq m
Garage Area 212 sq ft – 20 sq m



Garage



Ground Floor



First Floor

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.

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