



1 Morse Road, Didcot, OX11 8LA

Offers Over £400,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A modern, extended and beautifully maintained home situated on a popular road in an established location, just 0.5 miles from the picturesque Mowbray Nature Reserve.

This well-presented family home has been thoughtfully extended on the ground floor, creating a bright and spacious open-plan kitchen/dining area with French doors opening directly onto the well-maintained east-facing garden, allowing the space to benefit from excellent morning sunlight.

The ground floor further benefits from a newly fitted kitchen with integrated appliances, a dedicated dining area, a separate utility room and a contemporary bathroom.

On the first floor an impressive principal bedroom features a modern en-suite shower room. There is a further double bedroom and a versatile single bedroom, which could equally be used as a home office or study, if desired.

Externally, the property offers a large stone-filled driveway providing off-street parking for several vehicles. To the rear, the garden is a wonderful sun trap, featuring a patio seating area, ideal for outdoor dining. There is also a useful outbuilding offering excellent versatility, perfect for additional storage, a home gym, office, workshop, or even a bar area.





Key Features

- Modern and beautifully maintained property located on a popular road in Old Didcot.
- Three Bedrooms – Including a generous principal bedroom with a modern en-suite.
- Private East-Facing Garden – Well-maintained sun-trap garden with patio seating area.
- Large driveway with parking for several vehicles.
- EPC Rating: C
- Council Tax Band: C

The Location

Morse Road is a well established mature location made up of a variety of detached and semidetached houses of varying design. Local facilities include a parade of shops close by in Cockcroft Road while central Didcot and the Orchard centre together with Didcot Parkway are approximately 1 mile away.

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 with the possible exception of Three network (checker.ofcom.org.uk) According GOV.UK Flood Risk, this property has a very low risk of flooding. As the property was

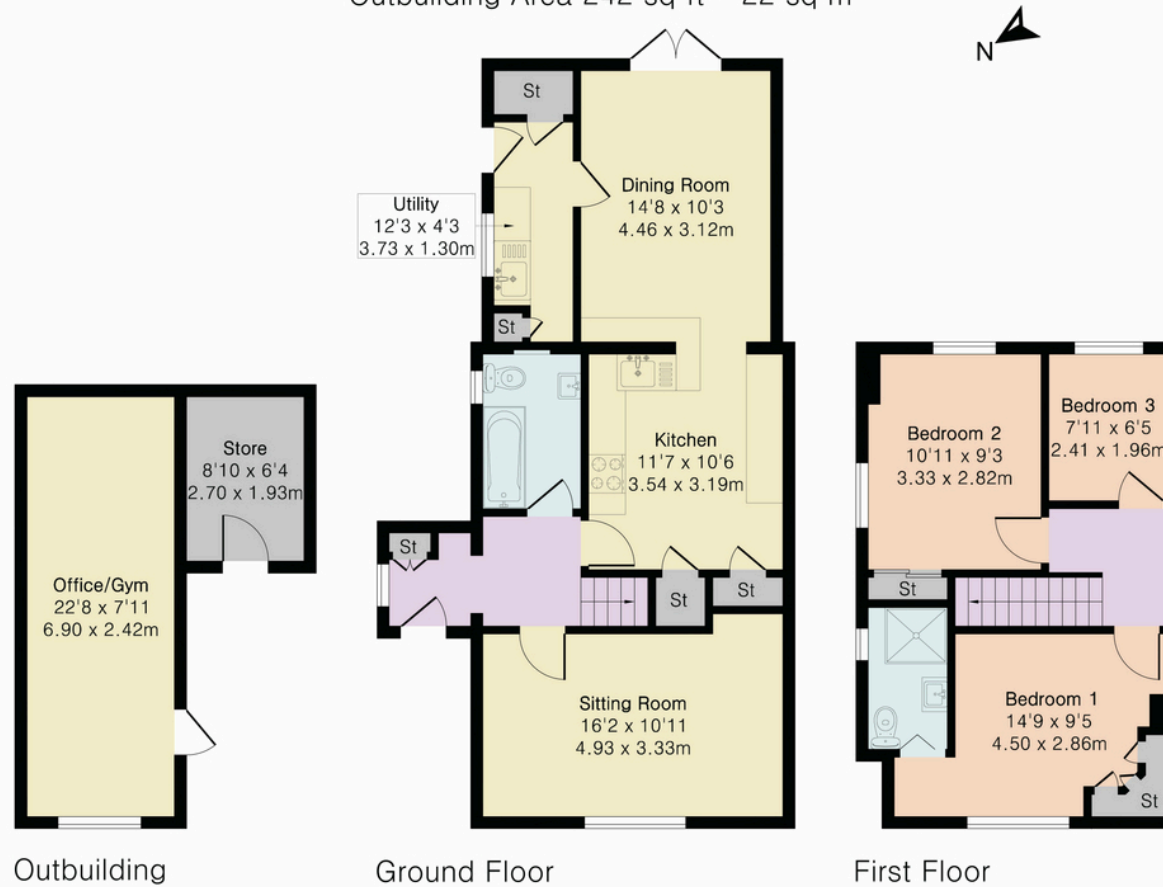
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**Approximate Gross Internal Area 1055 sq ft - 98 sq m
(Excluding Outbuilding)**

Ground Floor Area 657 sq ft – 61 sq m

First Floor Area 398 sq ft – 37 sq m

Outbuilding Area 242 sq ft – 22 sq m



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