Rugge Furlong, Didcot, OX11 9DZ

Offers Over £575,000 Freehold

THOMAS MERRIFIELD

SALES LETTINGS

The Property

Offered to the market with no onward chain is this well presented and extended four bedroom detached family home situated in a secluded cul-de-sac.

The property comprises entrance hallway, cloakroom, lounge with bay window, kitchen with separate utility room, and an impressive and extended open plan living dining room with velux windows and French doors leading out onto the rear garden.

On the first floor there is a good sized landing area, four double bedrooms, with en-suite and built in wardrobes to the principal bedroom, as well as a family bathroom. Other benefits include driveway parking for 2/3 cars and a mature rear garden with outbuilding, overlooking green space. For the size, location and finish to be fully appreciated a viewing is highly recommended.

Ladygrove is a convenient and well-established location within 1 mile of Didcot Parkway and the Orchard Centre. There are local facilities including a parade of shops, two highly regarded primary schools and nursery, Ladygrove lakes and Ladygrove Playground park, as well as a leisure centre and family pub.

Didcot offers comprehensive leisure and sporting facilities for all ages with the Orchard Centre shopping complex with multiplex cinema, Cornerstone art centre and various cafes and restaurants. Didcot has excellent road links to the A34 which in turn lead to the M40 in the north and the M4 in the south. There is also an excellent mainline train service into London Paddington approx. 40 minutes.

Key Features

- Four bedroom detached family home situated on the popular Ladygrove Development.
- Offered to the market with no onward chain.
- En-suite shower room and built in wardrobes to principal bedroom.
- Extended lounge diner with skylights.
- Kitchen with separate utility room.
- Driveway parking.
- Tenure - Freehold.
- EPC Rating C.
- Council Tax E.

The Location

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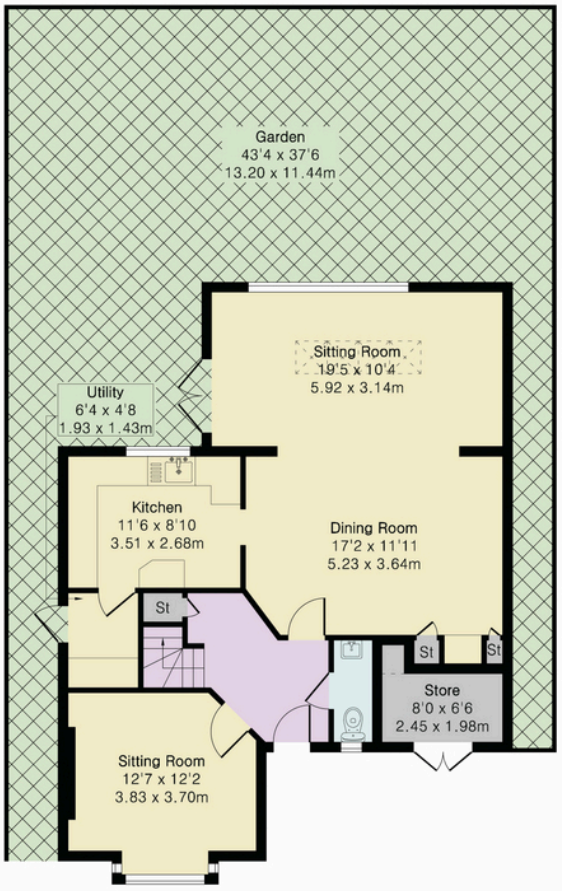
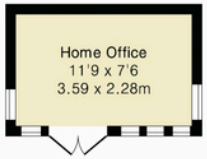
Material information to note:
Tenure: Freehold
The property is of a brick build construction and is connected to mains gas, electricity, water and drainage. According to Ofcom, there is standard to ultrafast broadband available at the property (checker.ofcom.org.uk). According to Ofcom there is good coverage on a range of phone providers (checker.ofcom.org.uk). According to GOV.UK flood risk, there is a low flood risk at the property. Please be aware that a new housing development is under construction behind the property. Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards and corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. We have not carried out a survey but please note that the property has Artex ceilings. For any further information relating to 'The Register of Title' then please contact the estate agent.

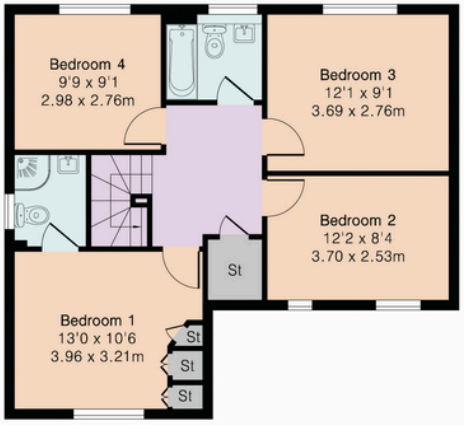
Approximate Gross Internal Area 1466 sq ft - 136 sq m
(Excluding Outbuilding)
Ground Floor Area 842 sq ft – 78 sq m
First Floor Area 624 sq ft – 58 sq m
Outbuilding Area 127 sq ft – 12 sq m



Ground Floor



Outbuilding



First Floor

PINK PLAN

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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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