



Foxcote Crescent, Didcot, OX11 9GD

£465,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Built in 2022 by award-winning developer CALA Homes, this impressive three-bedroom detached property is beautifully presented throughout and has been further enhanced by the current owners with a number of thoughtful upgrades.

A spacious entrance hall provides access to a cloakroom with WC, while to the front is a beautiful living room featuring a bay window overlooking the neighbouring green space. To the rear, the impressive kitchen and dining room provides an excellent heart to the home, with plenty of space for entertaining and bi-fold doors opening directly onto the landscaped garden.

Upstairs are three good-sized bedrooms, including a generous principal bedroom with its own en-suite shower room and the added benefit of air conditioning. The remaining bedrooms are served by a modern family bathroom with a shower over the bath.

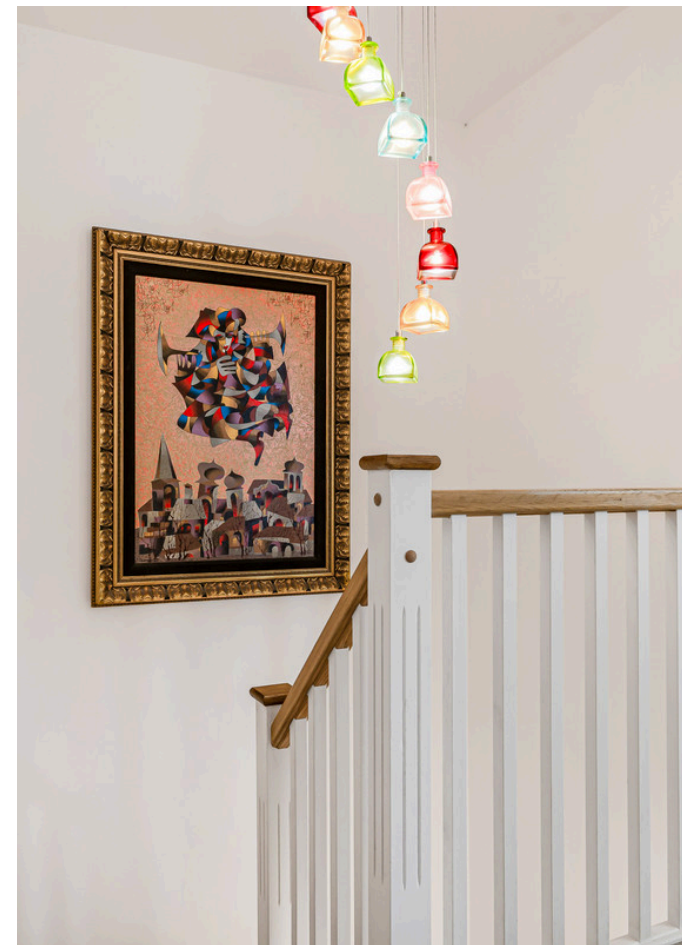
Further improvements include a water softener and Ohme Pro EV charger, while outside the landscaped rear garden provides an attractive and private space for relaxing and entertaining.





Key Features

- Detached CALA Homes property built in 2022
- Beautifully presented and upgraded by current owners
- Kitchen/diner with bi-fold doors to garden
- Principal bedroom with en-suite and air conditioning
- Landscaped rear garden and green space outlook
- Ohme Pro EV charger and water softener
- EPC Rating: B
- Council Tax Band E





The Location

The property forms part of the popular Nobel Park development in Didcot, a modern residential community offering an attractive combination of contemporary homes, green open spaces and convenient access to the town's amenities.

Didcot offers comprehensive shopping and leisure facilities, with the Orchard Centre providing a wide selection of shops, cafés and restaurants alongside a multiplex cinema and Cornerstone Arts Centre. The town also offers a good selection of schools, sports facilities and recreational spaces.

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

Material Information

The property was constructed in 2022. Basic and Ultrafast broadband are available, with Sky and BT Fibre services available. Mobile coverage is reported as average to good across all suppliers, while the property is situated within an area identified as having a very low risk of flooding.

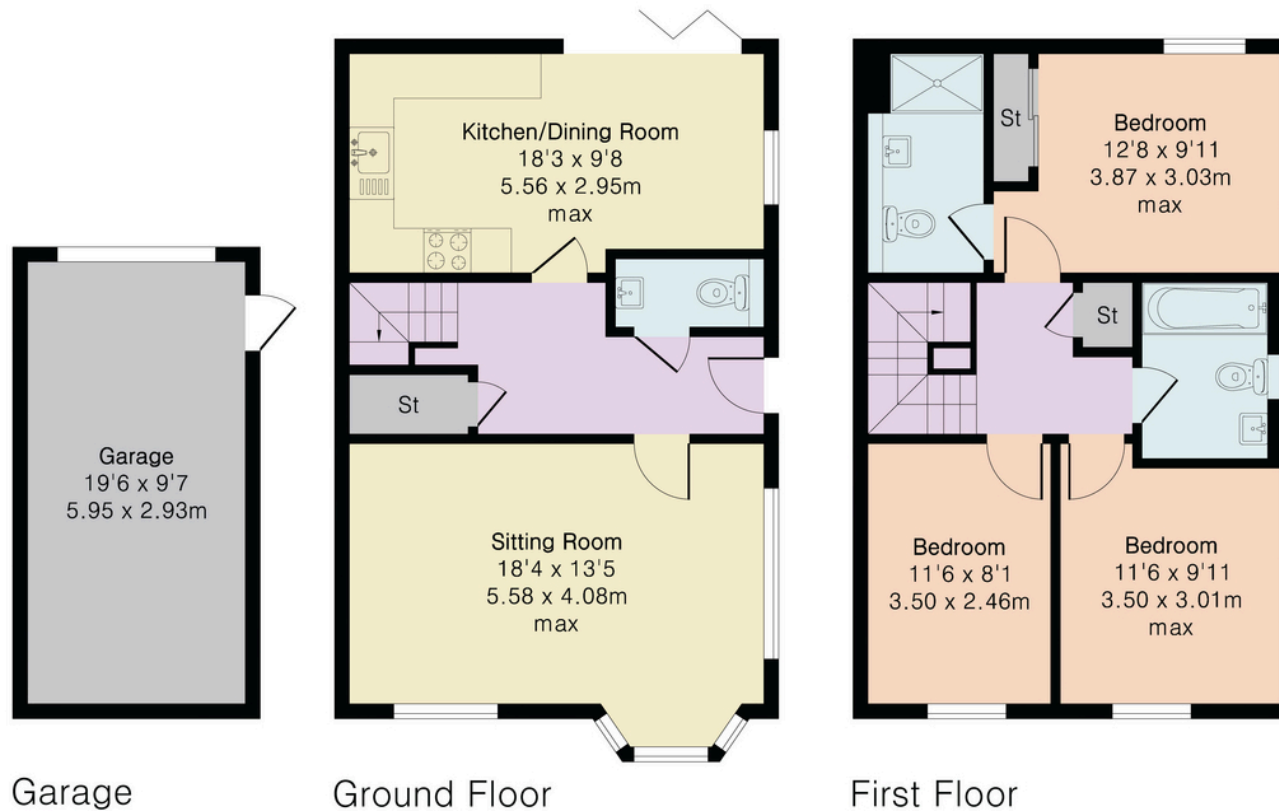


**Approximate Gross Internal Area 1061 sq ft - 99 sq m
(Excluding Garage)**

Ground Floor Area 535 sq ft – 50 sq m

First Floor Area 526 sq ft – 49 sq m

Garage Area 188 sq ft – 17 sq m



Thomas Merrifield and their clients give notice that:

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