



Wheatfields, Didcot, OX11 0BQ

Offers In The Region Of £475,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

Located along this desirable residential cul-de-sac within eyeshot of open playing fields is this detached three bedroom home.

Offering extensive scope to expand its accommodation, this home has been well maintained, consistently renovated throughout its time and has benefitted from the installation of a brick based and UPVC surround conservatory directly from the kitchen breakfast room.

There is a sizeable family reception room, which spans front to back, entrance hall, cloakroom and a refurbished kitchen with integrated kitchen appliances. On the first floor are three sizeable bedrooms, with an en-suite shower to the principal bedroom and a family bathroom.

To the front of the property is a hard standing driveway, an adjoining single garage and an area of lawned frontage, setting the property back from the quiet cul-de-sac. The landscaped and well maintained rear garden comprises an area of block paved patio, lawn, pergola covered seating area and matured shrub lined borders.





Key Features

- No onward chain
- Positioned toward the end of pleasant cul-de-sac
- Garage and driveway parking
- Gas centrally heated and double glazed throughout
- Playing fields located within a stones throw of the property
- Potential for extension (subject to planning permission)
- Council Tax Band: E
- EPC Rating: C



The Location

Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex that opened in 2005 named the Orchard Centre 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.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. The property has private driveway parking. Offcom checker indicates standard to ultrafast broadband is available at this postcode. Offcom checker indicates there could be limited mobile voice & data with EE, Vodafone, Three and O2. The government portal highlights this as a very low risk/unlikely area for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Details of any covenants or easements are available on request from the estate agent. 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.

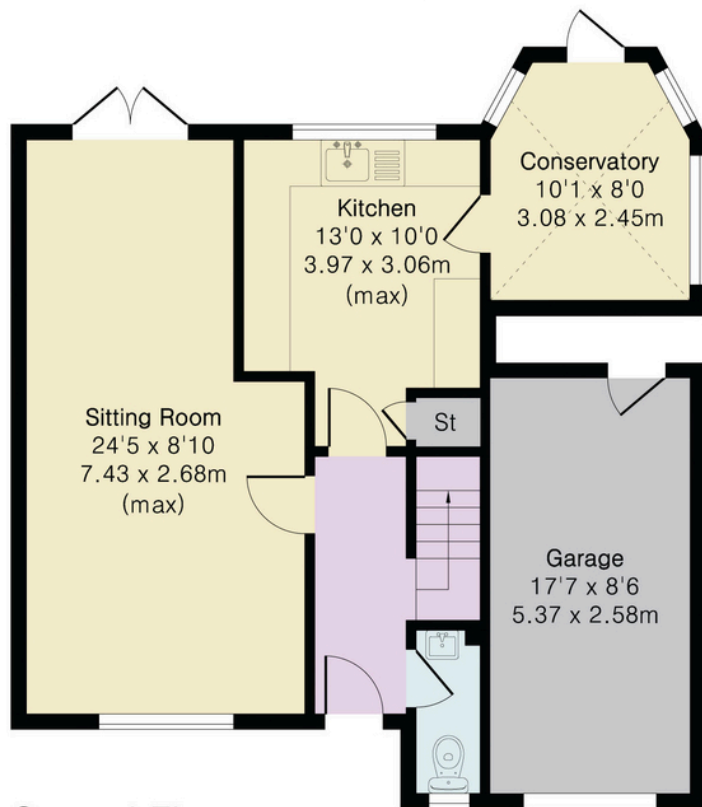


**Approximate Gross Internal Area 1030 sq ft - 96 sq m
(Excluding Garage)**

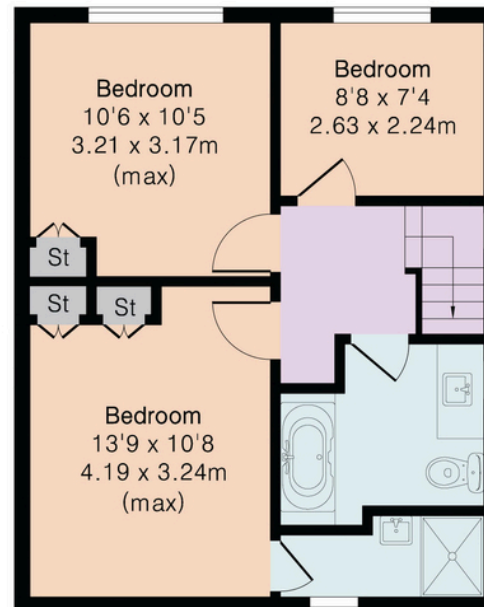
Ground Floor Area 561 sq ft – 52 sq m

First Floor Area 469 sq ft – 44 sq m

Garage Area 149 sq ft – 14 sq m



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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