

Burdock Spur, Didcot, OX11 6GU

£395,000 Freehold

THOMAS MERRIFIELD
SALES LETTINGS









The Property

Situated within a quiet close on the popular Brunel Rise development in Didcot, this beautifully presented three-bedroom semi-detached home was built in 2019 and has been finished to an exceptional standard by the current owners. Offering bright, well-balanced accommodation across two floors, the property also benefits from a landscaped rear garden, driveway parking and a separate garage.

The ground floor begins with a spacious entrance hall, providing access to a well-appointed kitchen with integrated appliances, a convenient cloakroom with WC and useful built-in storage. To the rear, the generous living/dining room provides an excellent space for everyday family living and entertaining, enjoying an attractive outlook over the rear garden.

Upstairs, the first floor comprises three well-proportioned bedrooms, including a principal bedroom with its own en-suite shower room, alongside a modern family bathroom serving the remaining bedrooms.

Externally, the property benefits from allocated driveway parking and a separate garage, providing valuable additional parking and storage. The rear garden has been thoughtfully landscaped, featuring a generous patio area and lawn, creating an attractive and practical outdoor space for dining, relaxing and entertaining.

Material Information
Construction: The property was built in 2019. Broadband: Basic, Superfast and Ultrafast broadband services are reported as available. Mobile Coverage: Reasonable mobile coverage is reported across all major network providers. Flood Risk: The property is situated within an area identified as having a very low risk of flooding.







Key Features

- Beautifully presented three-bedroom semi-detached home built in 2019
- Quiet close within the popular Brunel Rise development
- Spacious living/dining room overlooking the rear garden
- Well-appointed kitchen with integrated appliances
- Principal bedroom with en-suite shower room
- Landscaped rear garden, driveway parking and separate garage
- EPC Rating: B
- Council Tax Band: C







The Location

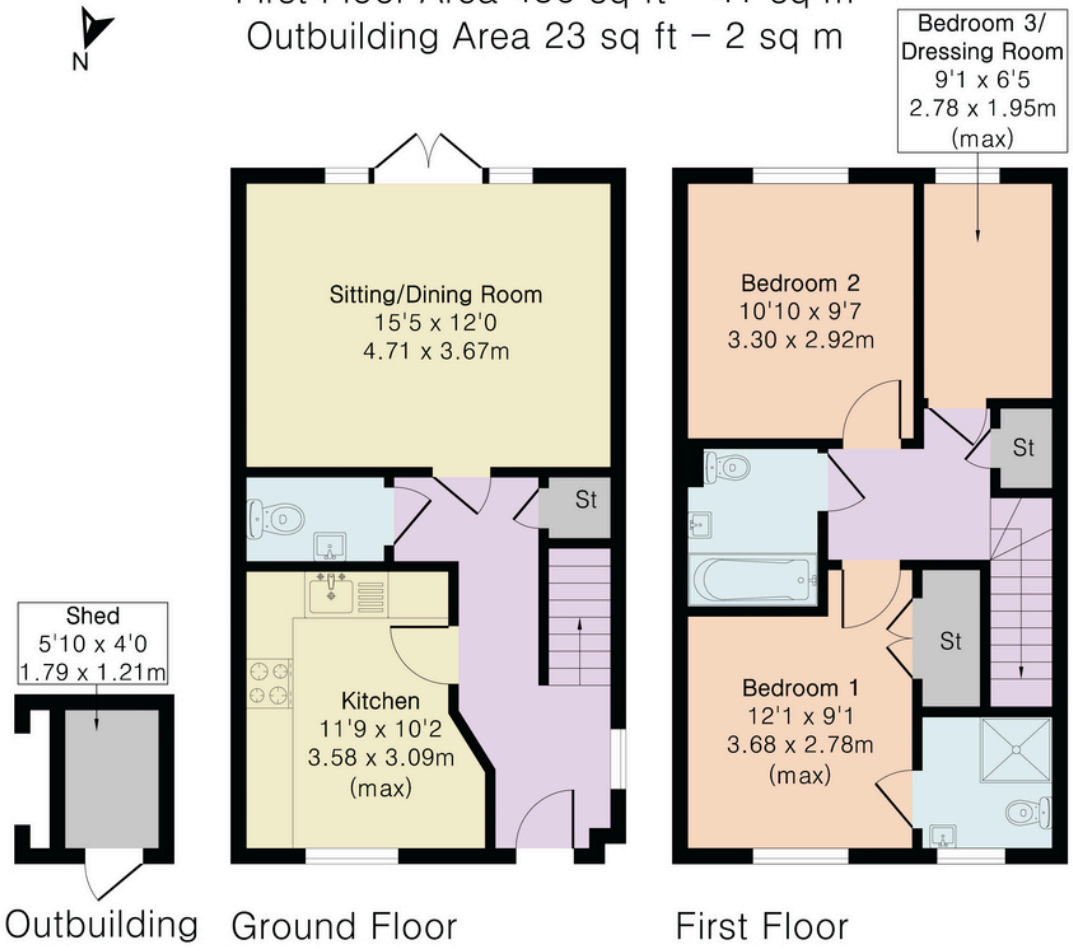
Burdock Spur is a quiet residential close situated within the popular Brunel Rise development, on the western side of Didcot. The area offers an attractive combination of modern family homes, green open spaces and convenient access to the town's extensive amenities. The development is well positioned for the wider Great Western Park community, which benefits from local shops, cafés, primary and secondary schools, nurseries and recreational facilities. Nearby Boundary Park offers sports pitches, children's play areas and open green spaces, making the area particularly appealing to families.

Didcot town centre provides comprehensive shopping, leisure and sporting facilities. The Orchard Centre offers a variety of high-street shops, cafés and restaurants, alongside a multiplex cinema and the Cornerstone Arts Centre. Further amenities include supermarkets, leisure facilities and recreational spaces throughout the town.

For commuters, Didcot Parkway provides regular mainline rail services to London Paddington in approximately 40 minutes, alongside connections towards Oxford, Reading and Bristol. The nearby A34 offers convenient road access towards Oxford and the M40 to the north, and Newbury and the M4 to the south. The property is also well positioned for the nearby Harwell Science and Innovation Campus and Milton Park employment centres.

Approximate Gross Internal Area 871 sq ft - 81 sq m
(Excluding Outbuilding)

Ground Floor Area 435 sq ft – 40 sq m
First Floor Area 436 sq ft – 41 sq m
Outbuilding Area 23 sq ft – 2 sq m



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Didcot Office
103 Broadway, Didcot
Oxfordshire, OX11 8AL

T 01235 813 777
E didcot@thomasmerrifield.co.uk
W thomasmerrifield.co.uk

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