



Norreys Close, Didcot, OX11 0AS

Guide Price £400,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A three bedroom semi-detached house offering an extremely impressive plot situated at the end of a peaceful cul-de-sac, located within an established area of older Didcot .

The property offers spacious and well-proportioned accommodation comprising of an entrance hall, a bright living room, fitted kitchen, separate dining room, and a convenient ground floor WC.

On the first floor are two generous double bedrooms, a well-sized single bedroom, and a family bathroom.

Previously approved plans for a two-storey extension highlight the property's exceptional potential for further enlargement and enhancement (subject to any necessary consents), making it an ideal opportunity for buyers looking to create their forever home.

Externally, the property benefits from an expansive driveway providing off-road parking for up to five vehicles. The substantial plot offers excellent scope to extend to the side and rear (subject to the necessary planning permissions). The private rear garden measures in excess of 100ft in length and approximately 67ft in width, providing a peaceful outdoor space bordered by mature oak trees.





Key Features

- Three bedroom semi-detached house
- Large garden c. 110ft x 67ft
- Previous plans to extend have been approved.
- Ample scope for enlargement (subject to planning consents)
- Previous plans to extend had been approved
- Parking for approximately five vehicles
- Council Tax Band: C
- EPC Rating: C



The Location

Didcot offers comprehensive leisure and sporting facilities for all ages and a shopping complex which 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 from Didcot Parkway (approx. 40 minutes).

Some material information to note:

The property is of a traditional brick construction.

Tenure: Freehold. Mains services - Gas, electric, water and drainage. Flood risk - Low flood risk. Broadband speeds of standard to ultrafast are available according to Ofcom checker.

Mobile and data signals are limited with some of the providers indoors and offer a good service outdoors according to Ofcom checker. 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.

For any further information relating to 'The Register of Title' then please contact the estate agent.



Approximate Gross Internal Area 1011 sq ft - 94 sq m
 Ground Floor Area 564 sq ft - 52 sq m
 First Floor Area 447 sq ft - 42 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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