



21 Dakota Drive, Grove

In Excess of **£285,000**

Waymark

21 Dakota Drive

Grove, Wantage

Representing an ideal first time or investment purchase is this beautifully presented two-bedroom semi-detached home which has been well maintained by the current owners. Built to a popular design by Messrs Persimmon Homes, the property should be viewed to fully appreciate all there is on offer.

The accommodation comprises an entrance hall, cloakroom, and a bright, airy living room, leading through to a modern kitchen/dining room. The kitchen opens directly onto the garden, creating the perfect layout for summer evenings spent hosting barbecues. To the first floor are two well-proportioned double bedrooms with the second bedroom benefitting from built-in over stairs storage. A contemporary family bathroom serve these bedrooms.

Externally, the south-westerly facing rear garden has been beautifully landscaped and features a large patio area ideal for outdoor seating and entertaining, with the remainder laid to artificial lawn. A hardstanding area provides space for a useful storage shed. There is side pedestrian access leading to the front where you will find two easily accessible allocated parking spaces.

Built by Persimmon Homes in 2021, the property has been occupied by the current owners since new and benefits from approximately six years remaining on the NHBC warranty.



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Material Information - The property is freehold and connected to mains gas, electricity, water, and drainage, with gas central heating and uPVC double glazing throughout. There will be an estate management fee for the maintenance of the development, however, this is only payable once the development is complete which we believe to be by 2029. Conservation Area - No. Flood risk - very low according to gov.uk. Mobile signal - Good according to <https://checker.ofcom.org.uk/> Please check as mobile networks may vary. Broadband - only FibreNest available on development. Ultrafast available.



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Grove is a large village conveniently located just outside the popular market town of Wantage in the heart of the Vale of White Horse. The village enjoys a wide range of local amenities suitable for everyday needs. There are excellent transport links offering easy access to Wantage (c.1.5 miles), Faringdon (c.10 miles), Oxford (c.15 miles), A34 and A420. Local schooling includes both Millbrook and Grove Church of England primary schools. St Alfred's is the local secondary school and is located in Wantage. Didcot Parkway railway station with fast links to London Paddington (37 minutes) is located just 9 miles away.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

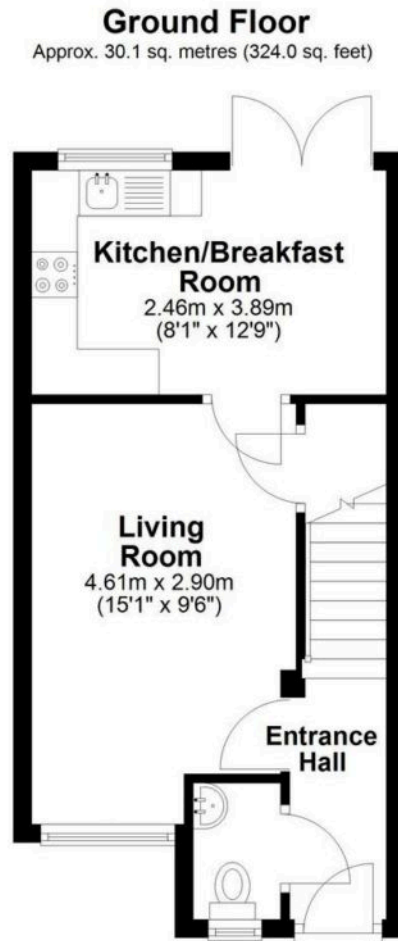
EPC Environmental Impact Rating: B

- Beautiful Two Bedroom Semi-Detached Property
- Bright Living Room & Stunning Kitchen/Breakfast Room
- Generous Bedrooms
- Landscaped Westerly Facing Rear Garden
- Well Maintained Throughout - Viewing Essential
- Popular Wellington Gate Development









Total area: approx. 58.1 sq. metres (625.9 sq. feet)

This floor plan is for illustrative purposes only, and all dimensions and measurements are approximate and for general guidance only.
Plan produced using PlanUp.

Waymark Wantage

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