



4 Speedwell Arch, Didcot, OX11 6GA

Guide Price £410,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Situated within a quiet road on the Great Western Park development is a well presented three bedroom house created to Taylor Wimpey's Crofton G design.

This well-appointed family home comprises accommodation of entrance hall, cloakroom, generous sized kitchen and a spacious lounge with double UPVC French doors leading to good sized west facing rear garden.

The first floor offers sizeable bedrooms, one of which offers the same square footage as the downstairs sitting room and a stylish family bathroom with a three piece suit. The top floor bedroom is accessible via its own private staircase and spans the entire width of the top floor and is accompanied by an en-suite shower room.

Externally, the property has parking for two cars along with a useful garage. The garden is a good size and has the added benefit of facing west.

Some material information to note:

The property is of a brick built construction and is connected to mains gas, electric, water and drainage. According to Ofcom ultrafast broadband is available at the property. According to Ofcom there may be some limited coverage with some phone providers. According to GOV.UK Flood risk, there is a very low risk of flooding.





Key Features

- Three bedroom town house.
- Located within the Great Western Park development.
- Parking for several cars along with a garage.
- West facing garden.
- Located two miles from Didcot Parkway.
- Impressive master bedroom with en-suite.
- EPC Rating: B
- Council Tax Band: C

The Location

The Great Western Park development set in the vibrant town of Didcot comprises a fantastic selection of newly built homes with a wide range of facilities and services. These include transport (regular shuttle busses to Didcot town and train station) schools shops sports pitches play areas community centre a health facility and a new district centre. 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

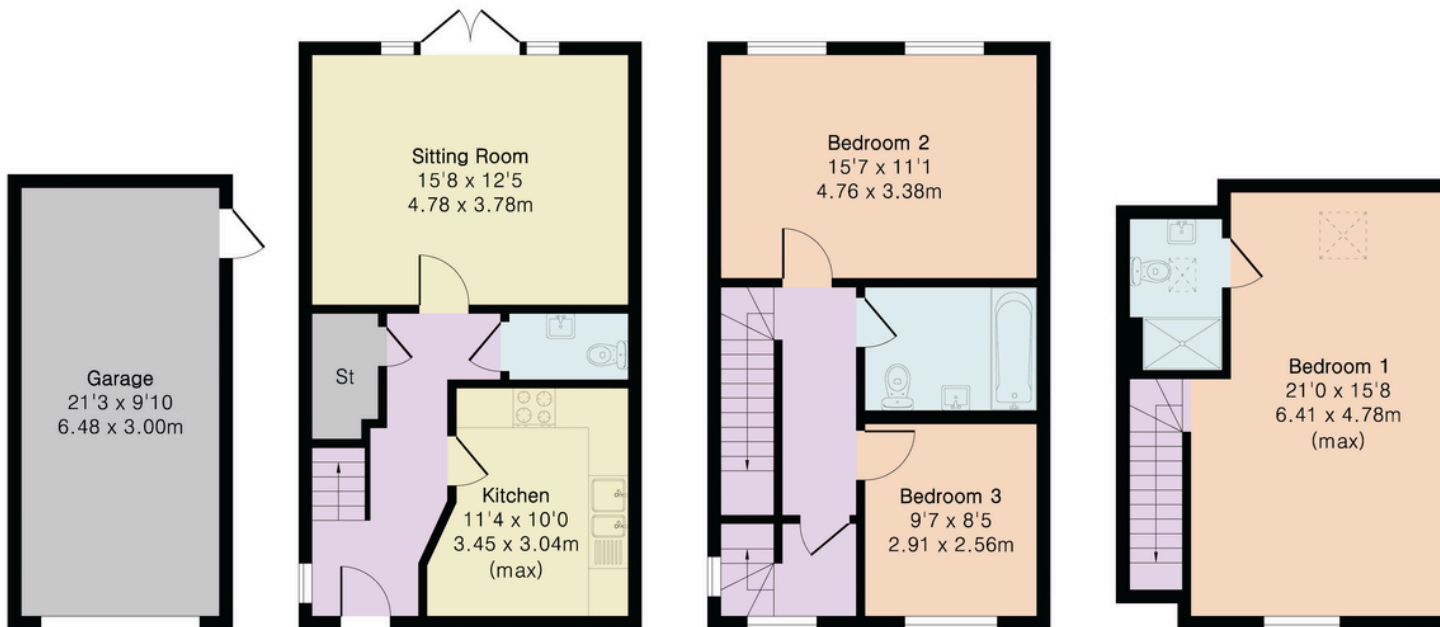
**Approximate Gross Internal Area 1193 sq ft - 112 sq m
(Excluding Garage)**

Ground Floor Area 437 sq ft – 41 sq m

First Floor Area 437 sq ft – 41 sq m

Second Floor Area 319 sq ft – 30 sq m

Garage Area 209 sq ft – 19 sq m



Garage

Ground Floor

First Floor

Second Floor

Thomas Merrifield and their clients give notice that:

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