



Newton Close, Didcot, OX11 9GJ

£425,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A beautifully presented three-bedroom semi-detached house situated on Willowbrook Park, occupying a unique position, being the only house on this no through road.

Built to Croudace's Hamilton design in 2021, the property benefits from a double carport and immediate proximity to a well-maintained playground.

The ground floor accommodation comprises of an entrance hall with storage cupboard, cloakroom, kitchen/dining room fitted with integrated appliances and with doors opening onto a west-facing rear garden and a double-aspect living room featuring a bay window.

To the first floor are three bedrooms including a principal bedroom with an en-suite shower room, together with a family bathroom, all in immaculate condition.

Externally, the west-facing rear garden is arranged with areas of both patio and lawn, offering a pleasant outdoor space. There is side access leading to a double carport and a small front garden. The property also benefits from an EV-ready charging port and solar panels.





Key Features

- Unique quiet position: only house on a no through road c. 1.1 miles from Didcot Parkway train station
- Double aspect sitting room and kitchen/dining room with integrated appliances
- Cloakroom
- En-suite shower room to principal bedroom
- Double carport and 1 guest parking space
- EV-ready charging port
- West facing garden
- Installed solar panels
- In excess of 5 years NHBC warranty remaining
- EPC Rating: B Council Tax Band: C



The Location

Didcot is a thriving town that is popular with commuters and offers all the amenities for modern living. There is 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:

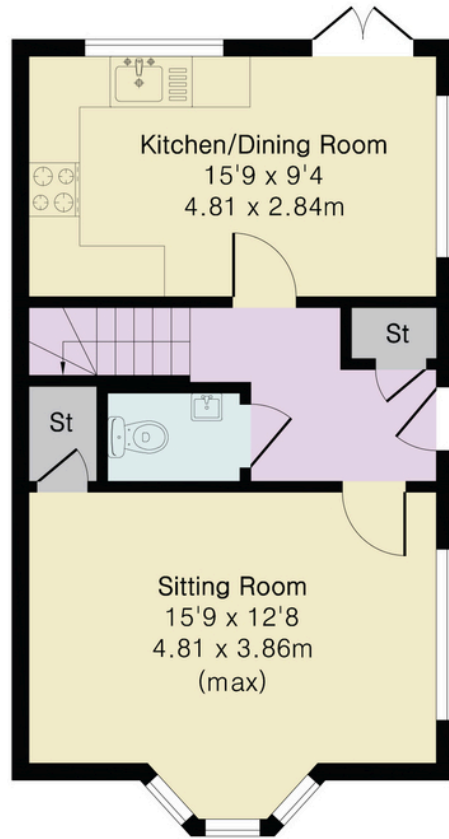
Property is of a brick built construction. The property is connected to mains gas, electricity, water and drainage. According to Ofcom superfast and ultrafast broadband is available (checker.ofcom.org.uk). According to Ofcom there is a good service on a range of phone providers. (checker.ofcom.org.uk). According to GOV.UK there is a very low risk of flooding. Please be advised there is a yearly management charge applicable of approximately £260 per annum. EPC Rating: B Council Tax Band: C Further information on the register of title can be provided on request.



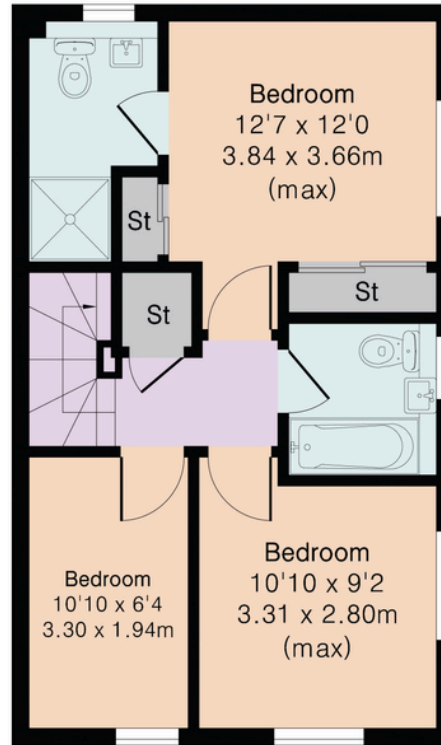
Approximate Gross Internal Area 893 sq ft - 83 sq m

Ground Floor Area 452 sq ft – 42 sq m

First Floor Area 441 sq ft – 41 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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