

29 Prestwick Burn
Didcot, Oxfordshire, OX11 7UZ

JAMESGESNER
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## OIEO £575,000 FREEHOLD

Situated on the ever-popular Ladygrove estate, this charming, detached family home offers a superb blend of spacious living and modern convenience.

Boasting four well-proportioned bedrooms and two bathrooms, this property is ideal for families seeking comfort and style in a sought-after location.

Upon entering, you are welcomed into a generous hallway that leads to the open plan kitchen/diner, designed with practicality in mind, and overlooks the patio garden area which is accessed by bi-folding doors, creating a seamless connection between indoor and outdoor living. A useful utility room compliments the kitchen again with storage and space for a washing machine and access out onto the rear garden.

The large reception room is perfect for formal entertaining or cosy evenings, featuring ample natural light through double-glazed windows and a bi-fold door that leads out onto the rear garden. The reception room is beautifully decorated in a neutral colour and offers carpet under feet. Downstairs benefits also from a wc and storage under the stairs.

Upstairs, the four bedrooms are generously sized, with the master bedroom enjoying the convenience of an en-suite bathroom and under floor heating as well as double fitted wardrobes. The second bedroom also boasts a fitted wardrobe. The family bathroom is well-appointed, featuring modern fittings and a clean, contemporary design.



To the rear of the property the east facing garden is a delightful space, well-maintained and offering plenty of room for children to play or for alfresco dining during the summer months. The garden wraps around the side of the property to the patio area and offers access to the double garage which provides secure parking for two cars, additional storage, an EV charging point and light and power while the driveway accommodates up to five vehicles, a rare and valuable feature in this area. The attractive cul de sac location offers a close-knit community.

The property benefits from gas central heating, ensuring warmth throughout the colder months and double-glazed windows throughout.

This home is ideally located for access to Didcot`s excellent amenities, including schools, shops, and transport links. The town benefits from a mainline railway station with direct services to London Paddington, making it an excellent choice for commuters. Additionally, the nearby A34 and M40 provide easy road connections to Oxford, Reading, and beyond.



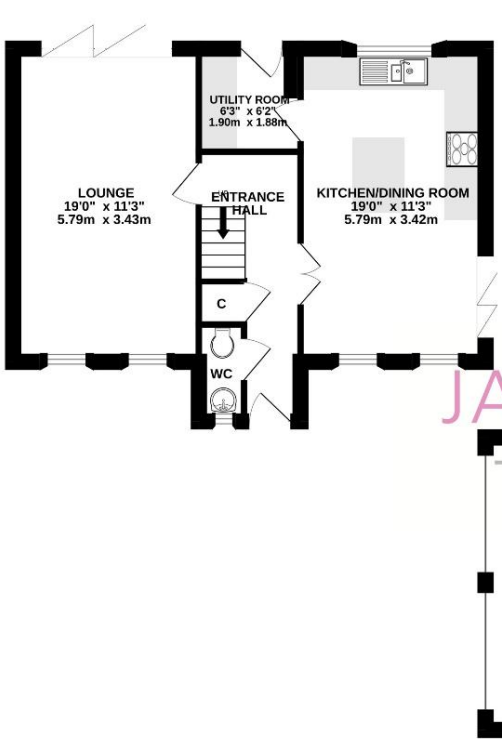




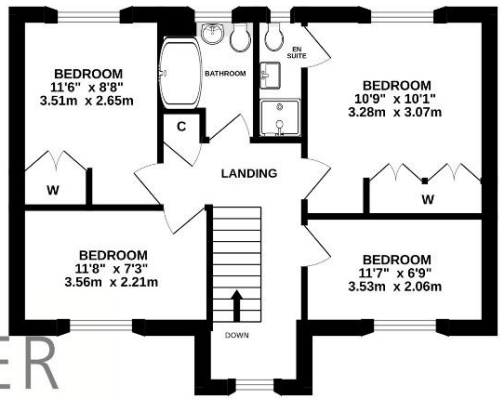




GROUND FLOOR
854 sq.ft. (79.3 sq.m.) approx.




1ST FLOOR
564 sq.ft. (52.4 sq.m.) approx.





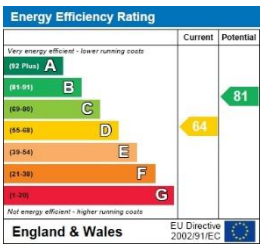


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TOTAL FLOOR AREA : 1418 sq.ft. (131.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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