

Barberry Drive, Didcot, OX11 6JY

£425,000 Freehold

THOMAS MERRIFIELD
SALES LETTINGS









The Property

Situated within the popular Didcot Grove development, this attractive three-bedroom semi-detached home was built in 2022 by Linden Homes. Offering bright, well-balanced accommodation, modern finishes and a private rear garden, the property provides an appealing opportunity for those seeking a contemporary home in a convenient location on the fringes of Didcot and Harwell village.

The ground floor begins with a welcoming entrance hall, leading through to a spacious, well-appointed kitchen featuring integrated appliances and French doors opening directly onto the rear garden. A separate utility room provides additional practicality, while a convenient cloakroom with WC and a generously proportioned living room complete the ground floor accommodation. Upstairs, the first floor comprises three well-proportioned bedrooms, including a principal bedroom benefiting from its own en-suite shower room. The remaining bedrooms are served by a modern family bathroom.

Externally, the property benefits from two allocated driveway parking spaces, providing convenient off-street parking. To the rear, the private garden is predominantly laid to lawn, offering an attractive outdoor space with potential for further landscaping or personalisation.

Material Information
Construction: The property was built in 2022 by Linden Homes. Broadband: Basic and Ultrafast broadband services are reported as available. Mobile Coverage: Above-average mobile coverage is reported across most major network providers. Flood Risk: The property is situated within an area identified as having a very low risk of flooding.







Key Features

- Modern three-bedroom semi-detached Linden Homes property built in 2022
- Spacious kitchen with integrated appliances and French doors
- Separate utility room and convenient ground-floor cloakroom
- Three well-proportioned bedrooms, principal with en-suite
- Private rear garden predominantly laid to lawn
- Two allocated driveway parking spaces
- EPC Rating: B
- Council Tax Band: C







The Location

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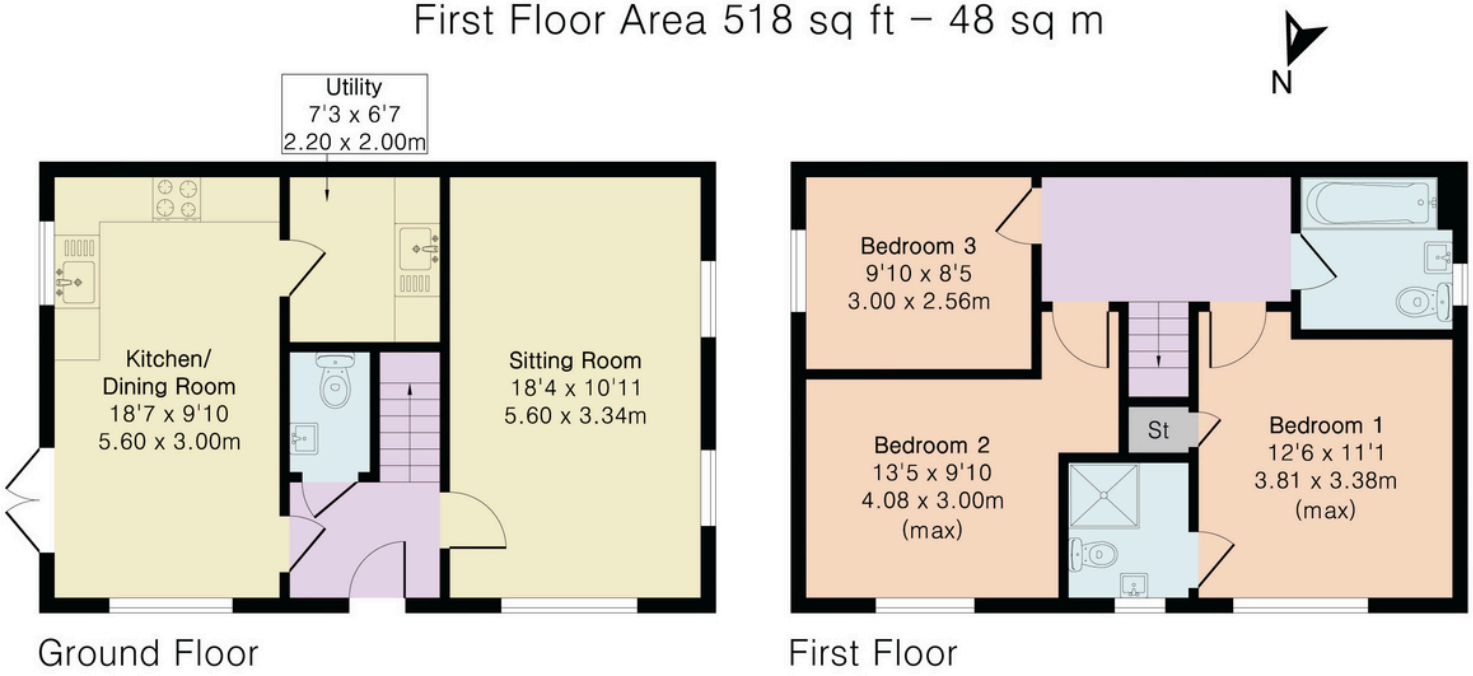
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Approximate Gross Internal Area 1036 sq ft - 96 sq m

Ground Floor Area 518 sq ft – 48 sq m

First Floor Area 518 sq ft – 48 sq m



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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