



2 Curlew Meadow, Didcot, OX11 6JG

£400,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS



## The Property

Occupying a pleasant spot on the popular South View development within Brunel Rise is this spacious and well-presented three bedroom family home.

Built to Taylor Wimpey's 'Easedale' design, this double fronted property comprises accommodation of entrance hallway, cloakroom, kitchen/diner with fully integrated appliances and a good sized living room with patio doors leading out onto a generous sized rear garden.

On the first floor are three bedrooms, with an en-suite shower room to the principal bedroom and a family bathroom. To the rear of the property there is driveway parking, as well as a garage.

For the location and finish to be fully appreciated this house must be viewed.

The property is of a brick and tile construction. This property is connected to mains electricity, gas, water and drainage.

Broadband - according to ofcom checker, superfast and ultrafast broadband are available at this property ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)). Mobile Coverage - according to Ofcom, there is good coverage on a range of phone providers. ([checker.ofcom.org.uk](http://checker.ofcom.org.uk)). According GOV.UK Flood Risk, this property has a very low flood risk. If you require further information relating to the 'Register of Title' these can be provided upon request.





## Key Features

- Three bedroom semi-detached house
- Within NHBC warranty.
- Cloakroom
- Open plan kitchen/dining room
- Sitting Room with French doors to southwest facing garden
- Principal bedroom with en-suite shower room
- Private parking and single garage
- EPC Rating: B
- Council Tax Band: C

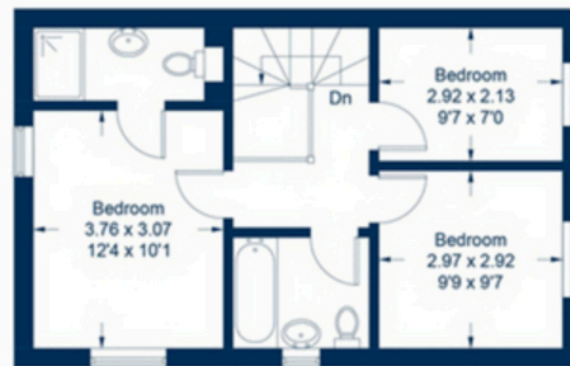
## The Location

Brunel Rise development set in the vibrant garden 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. The town of 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. 45 minutes.

Approximate Gross Internal Area  
Ground Floor = 42.5 sq m / 457 sq ft  
First Floor = 42.2 sq m / 454 sq ft  
Garage = 17.7 sq m / 190 sq ft  
Total = 102.4 sq m / 1,101 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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