



37 Laurel Drive, Southmoor OX13 5DJ



37 Laurel Drive

Stunning open-plan lifestyle room features with this substantially extended and superbly presented three bedroom house, offering a wonderful contemporary lifestyle within the heart of this very popular village offering an excellent range of local amenities, combined with a quick route onto the A420 leading to many important destinations North and South.

The property is well positioned and offers easy pedestrian access to the village's wide range of amenities including general convenience stores, post office, church, garage, hairdressers and the Wagon & Horses public house. There is an excellent bus service to Abingdon, Witney and the city of Oxford. Southmoor is conveniently accessed for Abingdon (circa. 7 miles), Wantage (circa. 8 miles) and Oxford city (circa. 10 miles). The nearby A420 provides a quick route onto the M4 at Junction 13 to Newbury.

Bedrooms: 3

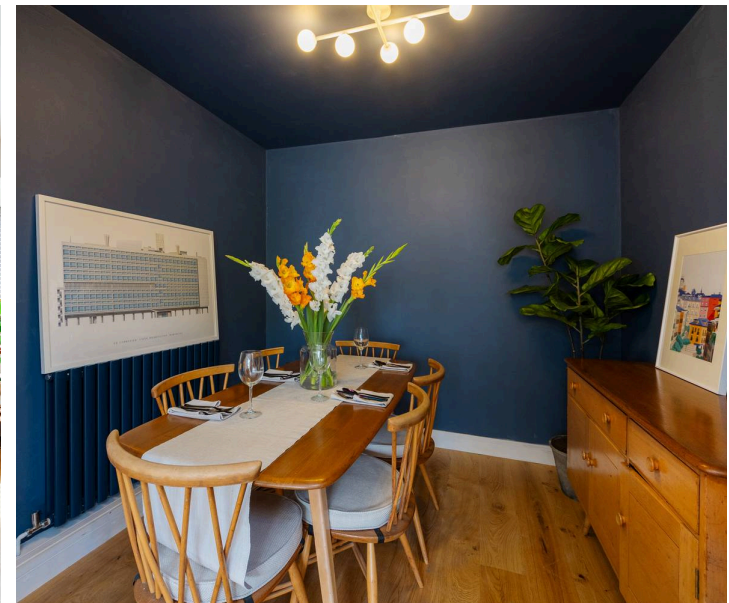
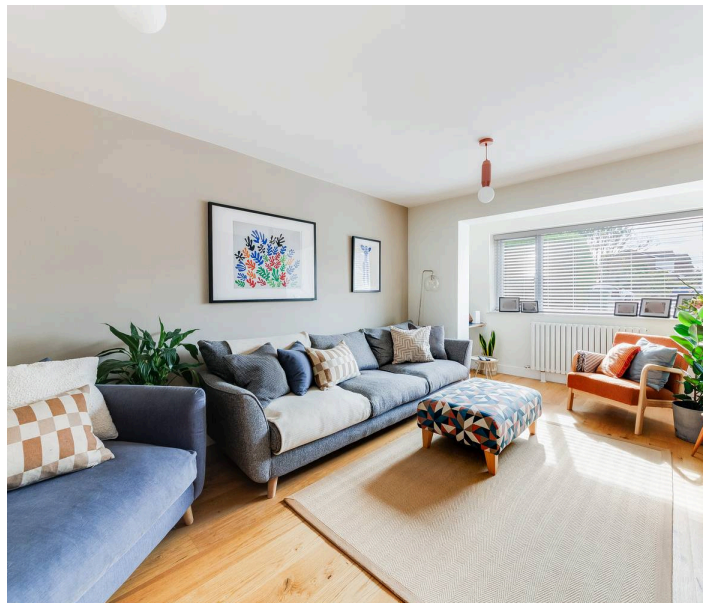
Bathrooms: 2

Reception Rooms: 2

Council Tax band: D

Tenure: Freehold

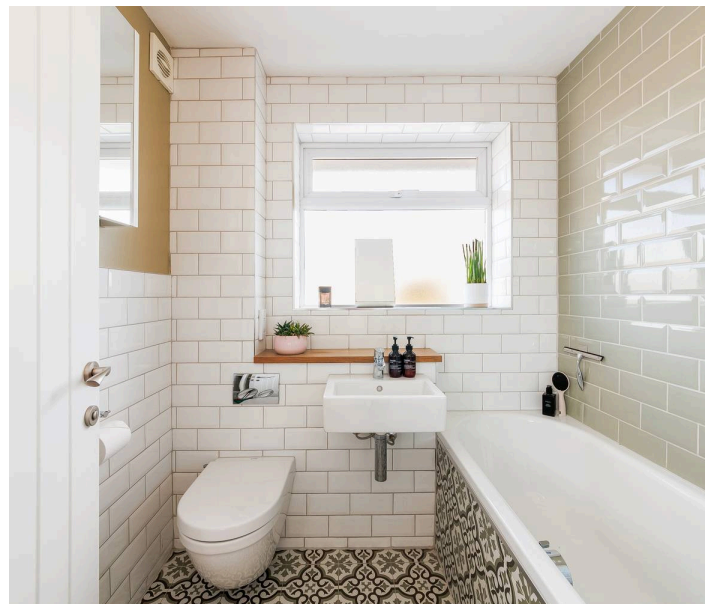
EPC Energy Efficiency Rating: C





Key Features

- Large and inviting entrance hall with engineered oak wood flooring (extending throughout the majority of the ground floor) leading to a shower room with a contemporary white suite
- Large extended separate front living room
- Stunning lifestyle room incorporating a stylishly refitted kitchen with an excellent selection of units, matching island with quartz working surfaces over and several built-in appliances
- This lovely light & airy room, offer's a versatile layout with flexible family/dinning areas, complemented by a part vaulted ceiling with LED lighting and multiple bi-folding doors
- Spacious and well equipped separate utility room
- Three first floor bedrooms, including two good sized double bedrooms, complemented by refitted family bathroom with a white suite
- Double glazed windows and mains gas radiator central heating
- Front gardens providing block paved hard standing parking facilities for several vehicles
- Good sized 59' landscaped rear gardens with an extensive patio leading to lawn surrounded by shrub borders and wooden garden store - the whole enclosed by trees, shrubbery and fencing





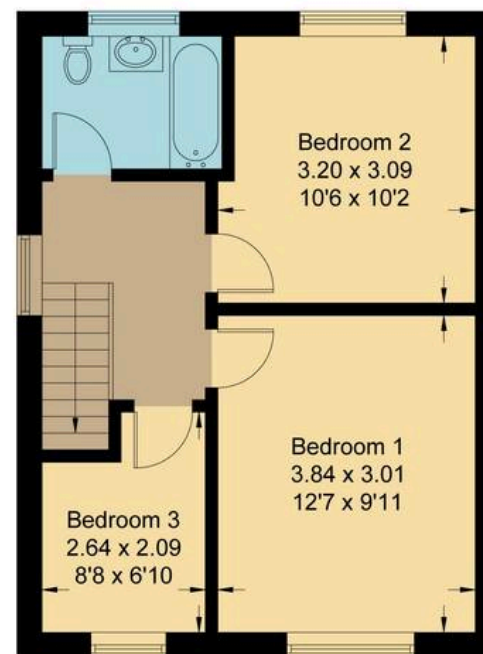
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Approximate Gross Internal Area = 106.80 sq m / 1150 sq ft

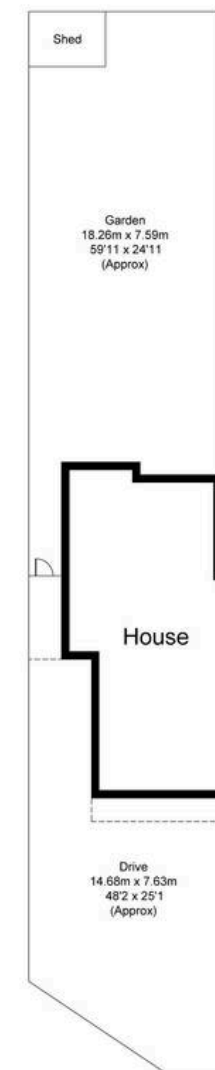
For identification only - Not to scale



Ground Floor



First Floor



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