



23 Norries Drive
Wallingford, Oxfordshire, OX10 8JT



JAMESGESNER
- ESTATE AGENTS -



**23 Norries Drive
Wallingford
Oxfordshire
OX10 8JT**

OIEO £550,000 FREEHOLD

Enjoying a delightful position set back from the road, overlooking a green to the front and open fields to the rear, this superbly extended four-bedroom family home situated within a popular residential area on the northern side of town, the property is ideally placed for a range of local amenities and is within easy reach of Wallingford School.

Offering well-balanced accommodation centred around an impressive open-plan kitchen/family room, this is a home that must be viewed to be fully appreciated



A welcoming entrance hall features oak-style flooring and provides access to a useful under stairs storage cupboard. To the front of the property, the sitting room is a cosy, centred around a recessed wood-burning stove with marble surround. Built in storage/shelves and a large picture window fills the room with natural light.

Undoubtedly the heart of the home is the impressive kitchen/breakfast/family room. Measuring over 20ft in both directions, this exceptional space is flooded with light from bi-fold doors, a further garden-facing window and three Velux roof lights. The kitchen is fitted with a range of storage units complemented by timber work surfaces and a breakfast bar, together with an integrated oven, microwave, fridge and dishwasher, gas hob and extractor hood. There is ample space for both dining and relaxed family seating, making it ideal for modern day living and entertaining alike.



A surprisingly spacious utility room provides an extensive range of cupboards and work surfaces together with appliance space and direct access to the garden. Completing the ground floor is a stylish shower room fitted with a contemporary white suite.

On the first floor, the landing benefits from a Velux window to provide a good amount of natural light, a linen cupboard and loft access. The principal bedroom is a particularly appealing room with a vaulted feel created by its impressive 9'9 ceiling height and dual-aspect outlook. It is served by a cloakroom. There are three further bedrooms, two of which include fitted wardrobes, together with a family bathroom fitted with a white suite and shower over the bath.

To the front, the property overlooks an open space of lawn which creates an attractive approach, as well as communal parking for the residents which can comfortably accommodates two vehicles per property. There is also a single garage in a block located within 300 yards.



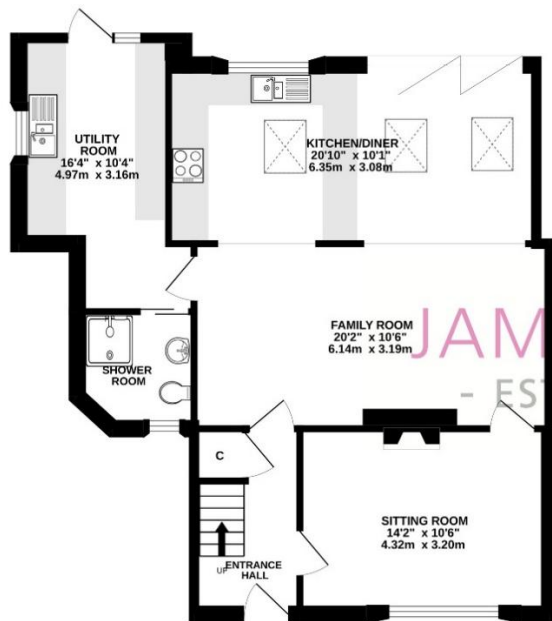
The rear garden faces predominantly west and is a particular feature, enjoying an excellent degree of privacy and seclusion. A full-width paved patio provides the perfect setting for outdoor dining and entertaining, leading onto an area of lawn enclosed by timber fencing and mature beech hedging. To the side you will find a storage area and pathway providing access to the front.

This property is situated to the north of the town centre and within 750 metres of the river Thames accessed via Castle Meadows. The town centre offers a superb Waitrose store, and a variety of shops, restaurants, and pubs together with a weekly traditional market and a monthly Farmer's market, cinema/theatre.



There is also a Lidl supermarket within easy reach. Communications are excellent, with access to the M4 junction 12 at Theale and the A34 to Newbury and Oxford. Nearby you will find both Fir Tree and St Nicholas Primary and Wallingford Secondary School.

GROUND FLOOR
791 sq.ft. (73.5 sq.m.) approx.



1ST FLOOR
646 sq.ft. (60.0 sq.m.) approx.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 1437 sq.ft. (133.5 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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