



Connells

Goodenough Drive
Wantage



Property Description

An exceptional home, accessed via a welcoming entrance hall that sets the tone for the rest of the property.

The ground floor features a convenient downstairs cloakroom and provides access to the spacious dual aspect living room, which spans the full width of one side of the property. On the other side, you'll find the open plan kitchen/dining room, perfect for modern living. The contemporary kitchen is equipped with a range of wall and base units, rolled edged worktops, a 1.5 sink with drainer, a multi-ring gas hob, electric extractor hood, and a suite of integrated appliances including a fridge/freezer and dishwasher. There's also a utility cupboard/pantry with space and plumbing for a washer/dryer, and patio doors that open into the garden.

The first floor accommodates the main bedroom, complete with built-in wardrobes and an en-suite shower room. A second generously sized bedroom with built-in wardrobes, a dual aspect study, a family bathroom with a modern white suite and a further single bedroom ideal for an office/child/First Beds rooms which complete this level.

The second floor offers two identically sized double bedrooms, both featuring vaulted ceilings and Velux windows, serviced by another family bathroom with a modern white suite.

Outside, the enclosed south-westerly facing rear garden includes a raised decked seating area ideal for entertaining, a lawn, and side access. Ample off-street parking is available to the side of the property.

Ground Rent

Approximately £120.27 per quarter payable to Preim Limited, Unit 8, The Forum, Minerva Business Park, Lynch Wood, Peterborough, PE2 6FT

Ground Floor

Sitting Room

17' 1" x 11' 2" (5.21m x 3.40m)

Kitchen/Dining Room

27' 1" x 9' 1" (8.26m x 2.77m)

First Floor

Bedroom One

12' 3" x 9' 3" (3.73m x 2.82m)

En Suite Shower Room

4' 7" x 9' 1" (1.40m x 2.77m)

Bedroom Four

8' x 9' 10" (2.44m x 3.00m)

Bathroom

5' 11" x 7' 1" (1.80m x 2.16m)

Study/Home Office

6' 9" x 6' 11" (2.06m x 2.11m)

Second Floor

Bedroom Two

16' 6" x 10' (5.03m x 3.05m)

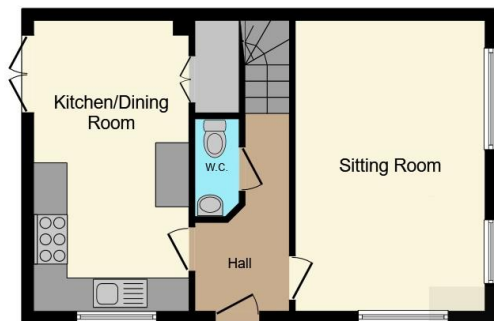
Bathroom

5' 10" x 6' 6" (1.78m x 1.98m)

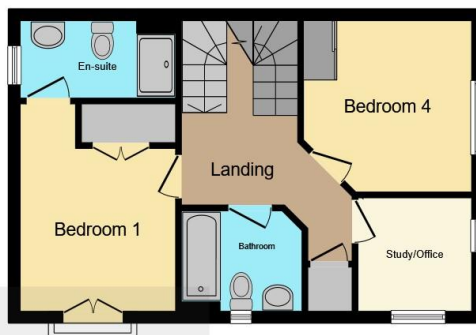
Bedroom Three

5' 10" x 6' 6" (1.78m x 1.98m)

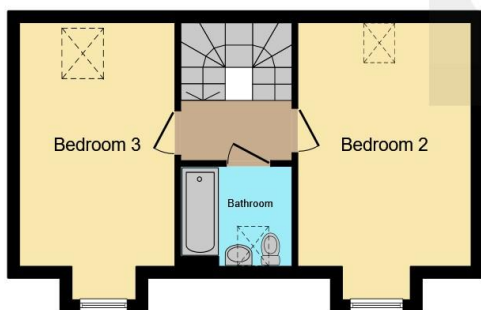




Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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T 01235 555611
E abingdon@connells.co.uk

11 High Street
 ABINGDON OX14 5BB

EPC Rating: B Council Tax
 Band: F

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Tenure: Freehold



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Property Ref: ABG305443 - 0010