

76 Ockley Brook
Didcot, Oxfordshire, OX11 7DP

JAMESGESNER
- ESTATE AGENTS -





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OIEO £400,000 FREEHOLD

Situated in the heart of the ever-popular Ladygrove estate, this charming three-bedroom, semi-detached home offers a wonderful opportunity for families or professionals seeking a trendy and comfortable space with further opportunity to extend.

Upon entering, you are welcomed into a hall, and then into a bright and airy reception room, modernly decorated by its current owners with wooden flooring and providing a versatile space ideal for relaxing or entertaining guests. The bay window provides lots of natural light making it feel very inviting.

The kitchen offers a practical layout with sufficient storage in a modern space where all appliances are fully integrated and include a gas hob/modern extractor. This space is ready to accommodate your culinary needs and includes a useful under stairs storage cupboard and a WC. A door leads out onto the rear garden. Adjacent to the kitchen is a nicely presented dining area which can be used for a multitude of purposes to suit your needs.

The property boasts three generously sized bedrooms. The master bedroom, tastefully decorated, comes with a built-in storage cupboard that currently leads through to bedroom three and with an ensuite shower room with a heated towel rail. Bedroom two, built over the garage, offers a great space with natural light coming from the front window and a roof light and has fitted cupboards along the back wall that have been installed by the current owner.

The third bedroom, currently a nursery is a good single and can be used as a home office also. The family bathroom is well-appointed, featuring contemporary fittings and a clean, functional design with a bath and over bath shower with natural light from a window and a heated towel rail.



The south facing garden space, with some degree of privacy from planted trees, offers a private outdoor area with an array of well-established raised beds, plants, a vegetable patch, a garden shed and a decking area. A perfect space for enjoying al fresco dining during the warmer months. A side gate gives access out onto the cul de sac and round to the driveway where you will find parking for two vehicles.

The property is located within a close-knit community and offers gas central heating which ensures the home remains cosy throughout the year, with a new boiler fitted just one year ago and provides efficient warmth and comfort and benefits from uPvc double glazing throughout.

Didcot itself is a vibrant town with excellent transport links, including a mainline railway station offering direct services to London Paddington and Oxford, making it an ideal location for commuters. Additionally, the nearby A34 and M40 provide easy road connections to Oxford, Reading, and beyond.

For those who enjoy outdoor activities, Didcot is surrounded by beautiful countryside and parks. The nearby Didcot Railway Centre is a fascinating attraction for railway enthusiasts and families alike, offering a glimpse into the history of the Great Western Railway with preserved steam locomotives and interactive exhibits. Lovers of walking and cycling will appreciate the numerous trails and green spaces, including the Ladygrove Lakes and the Millennium Wood, perfect for weekend strolls or picnics.





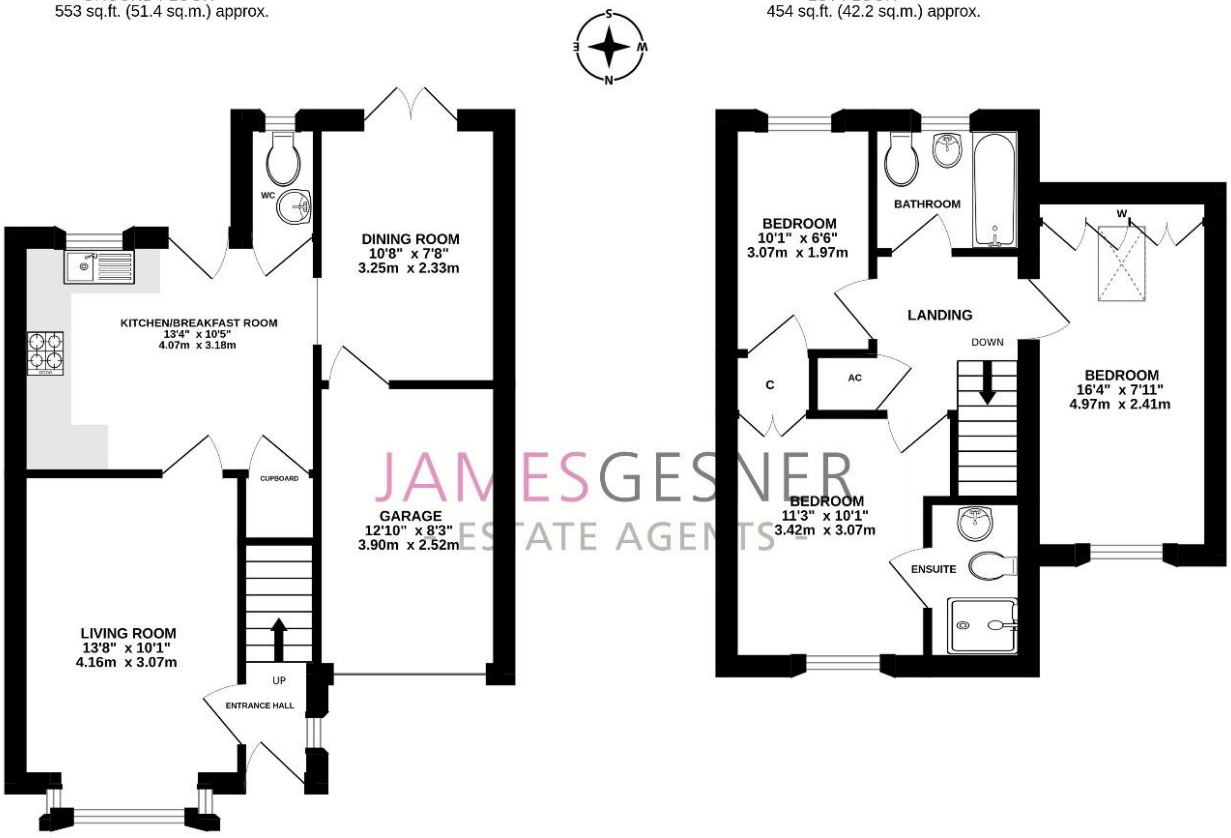






GROUND FLOOR
553 sq.ft. (51.4 sq.m.) approx.

1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



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TOTAL FLOOR AREA : 1007 sq.ft. (93.6 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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