



**15 Dakota Drive, Grove**

Guide Price **£280,000**

Waymark

# 15 Dakota Drive

## Grove, Wantage

This immaculate two bedroom semi-detached property presents an exceptional opportunity for first time buyers or investors seeking a modern and well maintained home.

Situated within the popular and convenient Wellington Gate development, this superbly maintained two-bedroom semi-detached home offers stylish, low-maintenance living in a sought-after location. Finished to an excellent standard throughout, the property should be viewed to avoid disappointment.

The accommodation includes an entrance hall with a cloakroom, a bright and welcoming living room with useful understairs storage, leading through to the modern kitchen/breakfast room. The contemporary kitchen/breakfast room offers space for a dining table and chairs, with French doors opening onto the garden, creating a practical and inviting layout. Quality Karndean flooring runs throughout the ground floor, adding both style and durability. Upstairs, there are two well-proportioned double bedrooms, with the master bedroom benefiting from a built-in wardrobe and an additional over stairs storage cupboard, while a stylish fully tiled bathroom completes this floor.





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Externally, the enclosed westerly-facing rear garden has been thoughtfully landscaped for ease of maintenance, featuring a generous patio area, central slate chippings and an attractive water feature, creating an ideal space for outdoor entertaining and relaxation. A useful shed with electricity provides excellent storage or workshop potential. To the rear of the garden is a dedicated area currently used for bin storage, while the long side access offers convenient access to the front of the property for bins and bicycles. This space also presents further potential for additional storage solutions, if desired. The property also benefits from two allocated parking spaces directly to the front of the property, conveniently located side by side.

Built by Persimmon Homes in 2021, the property has been occupied by the current owner since new and benefits from approximately five years remaining on the NHBC warranty. Conveniently positioned, the property is within easy reach of a range of local amenities, well-regarded schools and excellent transport links, making it an ideal location for a variety of buyers.

**Material Information:** The property is freehold and connected to mains gas, electricity, water, and drainage, with gas central heating and uPVC double glazing throughout. There will be an estate management fee for the maintenance of the development, however, this is only payable once the development is complete which we believe to be by 2029. Conservation Area - No. Flood risk - very low according to gov.uk. Mobile signal - Good outdoor, variable in-home for EE, O2 & Vodafone. Good outdoor for Three according to <https://checker.ofcom.org.uk/> Please check as mobile networks may vary. Broadband - only FibreNest available on development. Ultrafast available.



## 15 Dakota Drive

Grove, Wantage

Grove is a large village conveniently located just outside the popular market town of Wantage in the heart of the Vale of White Horse. The village enjoys a wide range of local amenities suitable for everyday needs. There are excellent transport links offering easy access to Wantage (c.1.5 miles), Faringdon (c.10 miles), Oxford (c.15 miles), A34 and A420. Local schooling includes both Millbrook and Grove Church of England primary schools. St Alfred's is the local secondary school and is located in Wantage. Didcot Parkway railway station with fast links to London Paddington (37 minutes) is located just 9 miles away.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

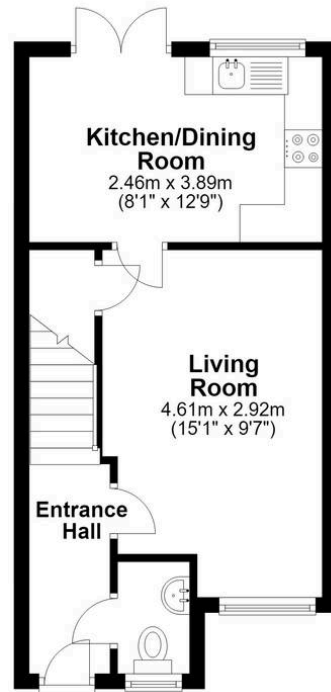
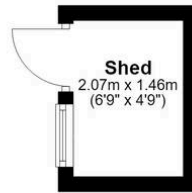
- Ideal First Time or Investment Purchase
- Immaculate Two Bedroom Semi-Detached Property
- Two Double Bedrooms With Built-In Wardrobes To Master
- Improved and Exceptionally Well Maintained Throughout
- Landscaped Low Maintenance & Sunny Aspect Rear Garden





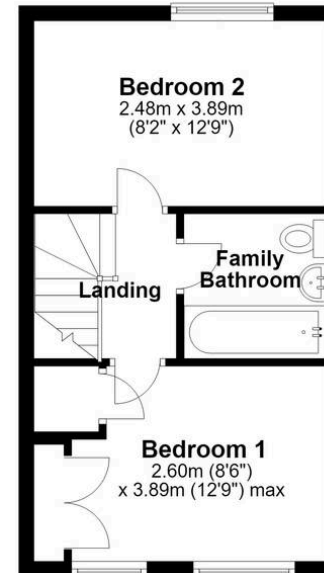
## Ground Floor

Approx. 33.1 sq. metres (355.9 sq. feet)



## First Floor

Approx. 28.0 sq. metres (301.3 sq. feet)



Total area: approx. 61.1 sq. metres (657.2 sq. feet)

This floor plan is for illustrative purposes only, and all dimensions and measurements are approximate and for general guidance only.  
Plan produced using PlanUp.

# Waymark Wantage

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