



6 Norreys Close, Didcot, OX11 0AS  
£435,000 Freehold

THOMAS  
MERRIFIELD  
SALES LETTINGS





## The Property

Positioned within a desirable and established cul-de-sac, is this three bedroom and semi-detached family home.

The properties extended accommodation comprises of a spacious entrance hallway, ground floor toilet and shower room, a spacious open living/dining room, which leads into a conservatory/sun room and a recently fitted bespoke kitchen with fully integrated appliances.

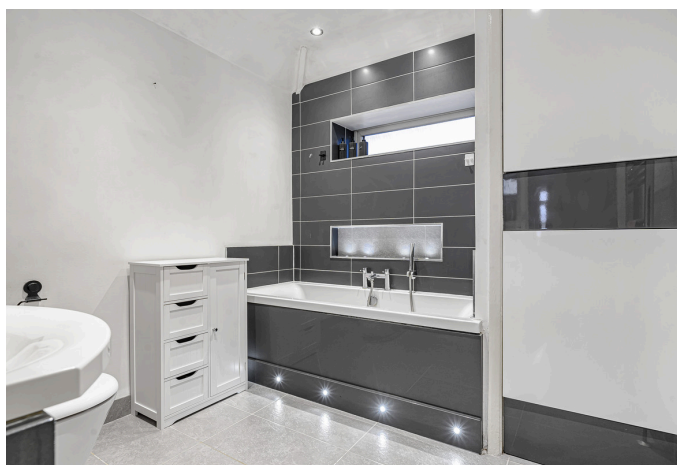
On the first floor there are three double bedrooms and a renovated family bathroom with tiled flooring and plinth lighting. To the front of the property there is a block paved driveway for up to four vehicles with gated side access leading to a sizeable 75ft rear garden with patio area, storage shed, summer house and a further greenhouse and shed to the rear of the plot. The property also benefits from gas fired central heating and UPVC double glazed windows & doors throughout. For the size location and presentation to be fully appreciated a viewing is highly recommended.

Some material information to note:

The property is of a traditional brick construction.

Tenure: Freehold. Mains services - Gas, electric, water and drainage. Flood risk - Low flood risk. Broadband speeds of standard to ultrafast are available according to Ofcom checker.

Mobile and data signals are limited with some of the providers indoors and offer a good service outdoors according to Ofcom checker. As the property was constructed pre 1999, if Artex and floor tiles are present, low levels of asbestos may be present which is considered safe if left undisturbed. We are not aware of any adjacent planning consents that might affect value. For clarity on any covenants, charges or restrictions relating to the register of title then please contact the estate agent.





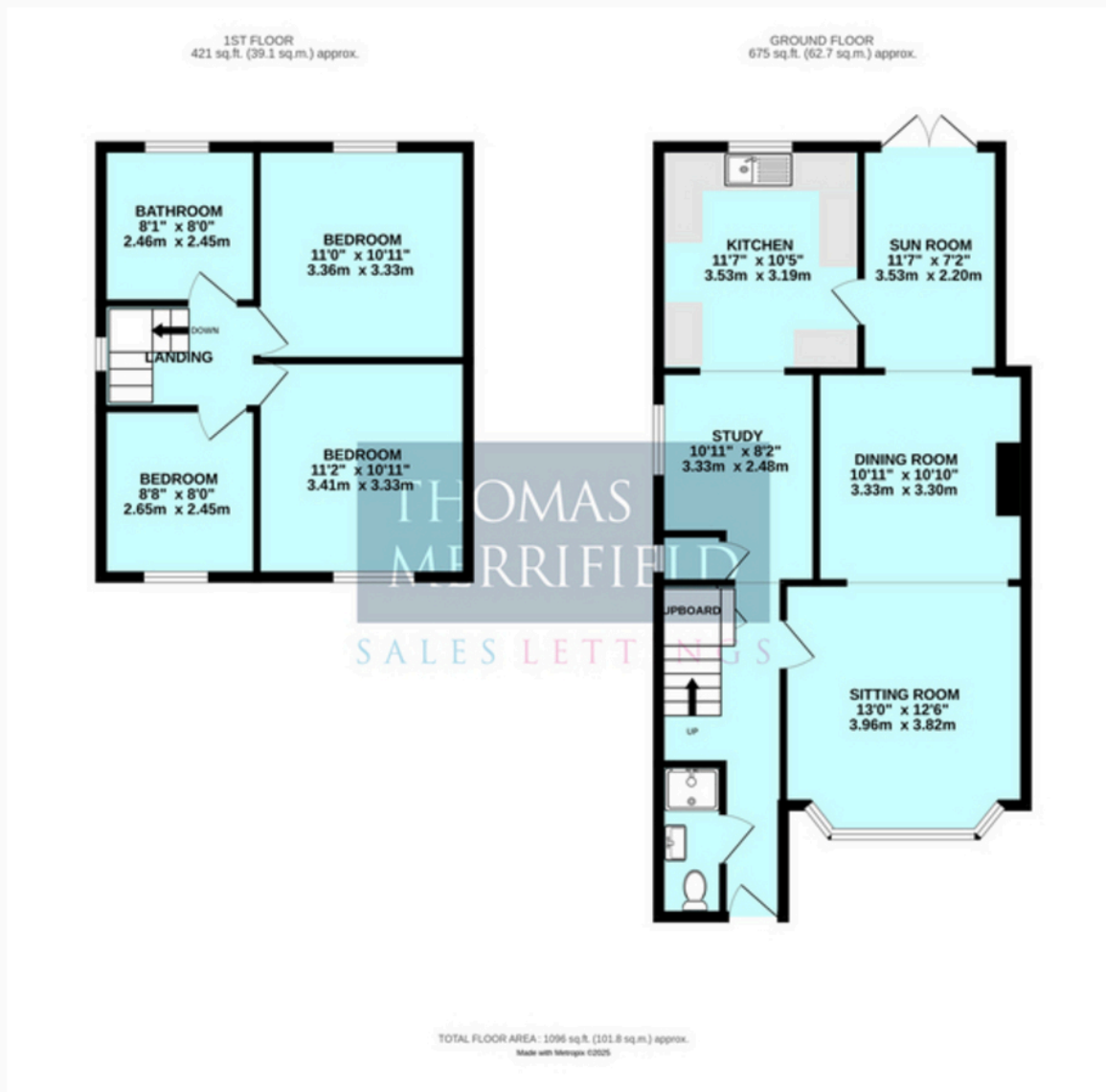


## Key Features

- Extended three bedroom semi-detached family home.
- Situated on a cul-de-sac in one of the more established parts of the town.
- Recently fitted bespoke kitchen.
- Off street driving park to the front of the property for four vehicles.
- 75ft rear garden.
- Downstairs shower room as well as stylish bathroom to the first floor.
- Countryside walks within a short distance along the Old Railway Embankment leading to East Hagbourne/ West Hagbourne & Upton.

## The Location

Didcot offers comprehensive leisure and sporting facilities for all ages and a shopping complex which opened in 2005 named the Orchard Centre with multiplex cinema Cornerstone art centre and various cafes and restaurants. Didcot has excellent road links to the A34 which in turn lead to the M40 in the north and the M4 in the south. There is also an excellent mainline train service into London Paddington from Didcot Parkway (approx. 40 minutes).



Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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