



Cottongrass Road, Didcot, OX11 6GF
£420,000 Freehold

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SALES LETTINGS





The Property

A rarely available extended three bedroom link-detached home located on a quiet road within the Great Western Park development, presented in immaculate condition.

Benefitting from a ground-floor extension, this property offers additional living space compared with similar homes.

Upon entering, the property comprises an entrance hall, modern kitchen and a cloakroom. To the rear is a well-presented reception room, leading into an extended dining area featuring Velux windows that provide plenty of natural light. The dining room also adds additional space for an office space. Bi-fold doors open directly onto the west-facing garden, creating an excellent entertaining area, with the garden benefitting from afternoon and evening sunlight.

On the first floor is the family bathroom, a principal bedroom with built-in wardrobes and an en-suite shower room, two further bedrooms, one currently arranged as a home office and the other as a dressing room.

Externally, the property provides off-street parking for two cars, along with a garage offering dual access. The west-facing garden is laid to Astro turf and areas of decking with space for outdoor seating.





Key Features

- Rarely available extended family home.
- Private driveway with access to a garage.
- West facing garden.
- Master room with en-suite.
- Beautifully presented home.
- EPC Rating: B
- Council Tax Band: D





The Location

The Great Western Park development set in the vibrant town of Didcot comprises a fantastic selection of newly built homes with a wide range of facilities and services. These include transport (regular shuttle busses to Didcot town and train station) schools shops sports pitches play areas community centre a health facility and a new district centre.

The town of 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 approx. 40 minutes

Some material information to note:

The property is of a brick built construction and is connected to mains gas, electric, water and drainage. According to Ofcom ultrafast broadband is available at the property. According to Ofcom there may be some limited coverage with some phone providers. According to GOV.UK Flood risk, there is a very low risk of flooding.



Approximate Gross Internal Area
 Ground Floor = 52.2 sq m / 562 sq ft
 First Floor = 40.6 sq m / 437 sq ft
 Garage = 19.6 sq m / 211 sq ft
 Total = 112.4 sq m / 1210 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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