



3 Clover Close, Wantage

In Excess of £340,000

Waymark

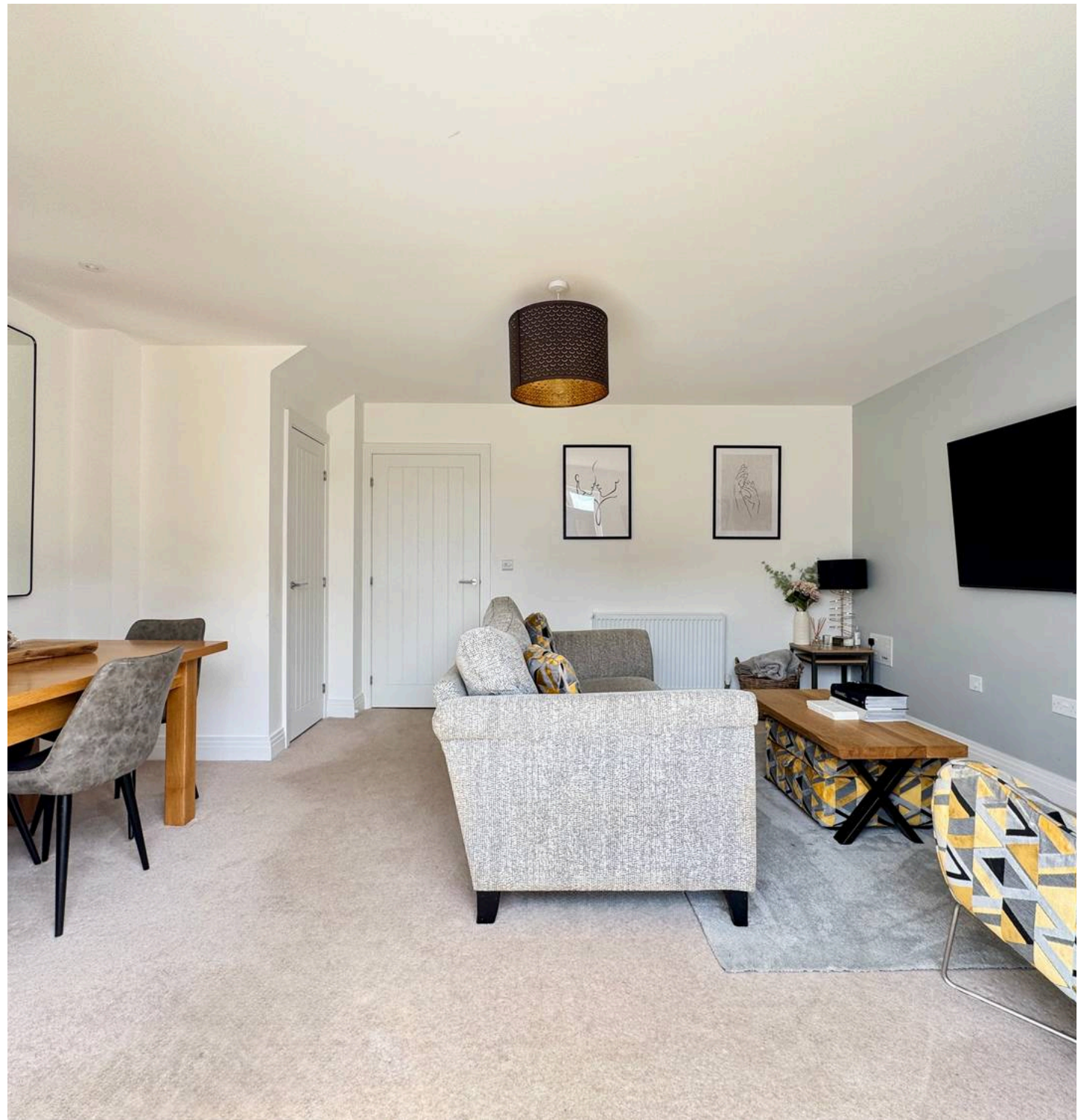
3 Clover Close

Wantage

An exceptional larger-than-average two-bedroom semi-detached property, offering an impressive level of space. Beautifully presented throughout and thoughtfully configured for modern living, this superb property is perfectly suited to first-time buyers, professionals, or those seeking to downsize without sacrificing comfort or practicality. Having been improved and well maintained by the current owners, this beautiful property should be viewed internally to fully appreciate all that it has to offer.

Upon entering, a welcoming entrance hall sets the tone, complete with a useful storage cupboard and a convenient cloakroom. The heart of the home is the expansive kitchen/dining room, elegantly appointed with a range of integrated appliances and ample space for both everyday dining. To the rear, the generous living/dining room provides a bright and versatile living environment, enhanced by additional under-stairs storage and French doors that open directly onto the garden, creating a seamless flow between indoor and outdoor living.

The first floor offers two substantial double bedrooms, both designed with space and comfort in mind. The impressive master bedroom is a standout feature, benefiting from built-in wardrobes and a beautifully re-fitted contemporary en-suite shower room. A stylish family bathroom serves the remaining accommodation, while the second bedroom provides access to a fully boarded loft, offering excellent additional storage.





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Outside, the property continues to impress with a well-proportioned rear garden enjoying a sunny south-facing aspect, together with a highly desirable detached home office/workshop. This versatile space lends itself perfectly to remote working, a gym, studio, hobby room, or secure storage. To the front, the property benefits from two allocated parking spaces positioned side-by-side for convenience, together with ample visitor parking available both on-street and throughout the development.

Furthermore, the property enjoys a desirable position within the popular Kingsgrove development, located at the end of a no-through road. The development benefits from convenient access to local amenities, with Wantage town centre just a short distance away, offering an extensive range of shops, cafés, and services. The property is also ideally placed for access to open countryside and fields, perfect for walking and recreation, together with nearby bus routes providing excellent transport connections.

Material Information: The property is freehold and connected to mains gas, water, electricity and drainage. The property is heated via a gas fired boiler and there is uPVC double glazing throughout. Conservation Area - No. Flood risk - very low according to gov.uk. Mobile signal - Good outdoor for EE, Good outdoor, variable for O2, Three & Vodafone according to <https://checker.ofcom.org.uk/> Please check as mobile networks may vary. Broadband - Ultrafast available. There is a management fee of circa £350 per annum for the maintenance of the development.



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Wantage is ideally situated in the Vale of the White Horse for all the main travel links, with the A338 providing easy access to the A34, M40, M4, plus mainline rail links in Oxford, Didcot and Swindon. A picturesque Market Town, with historic links as far back as Alfred the Great, Wantage has many high street and independent retailers together with bars, restaurants and cafes within a thriving community. King Alfred's Academy provides secondary education and is now part of the Vale Academy Trust, working with good local primary schools. There is easy access to the beautiful surrounding countryside including the ancient Ridgeway and White Horse Hill.

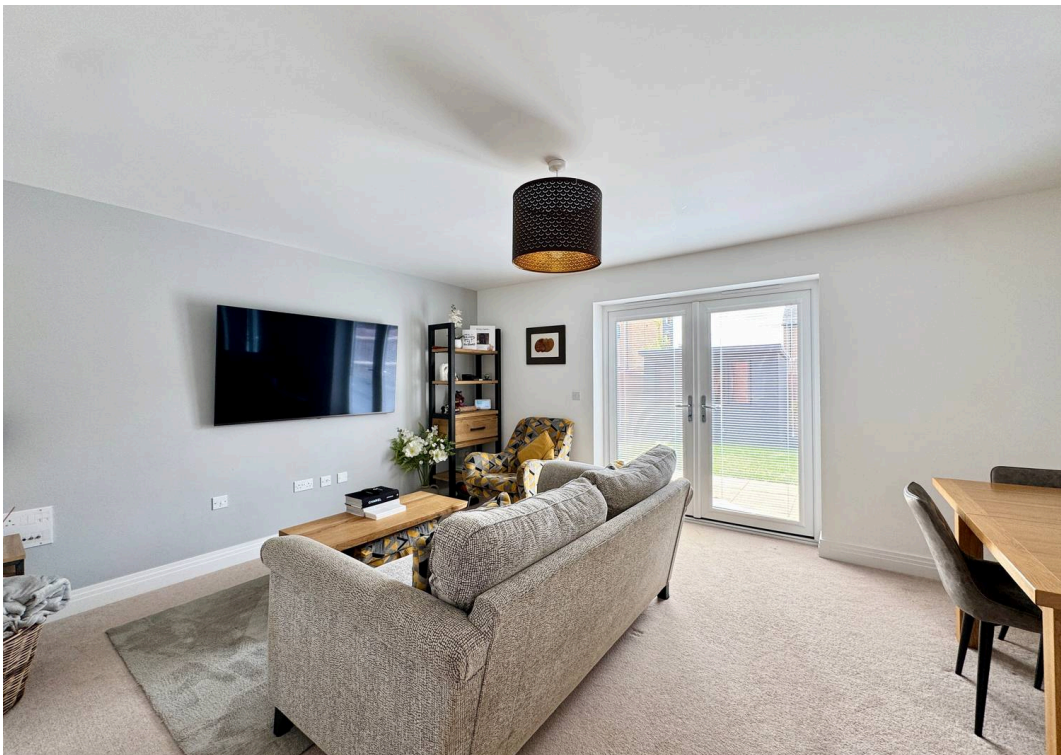
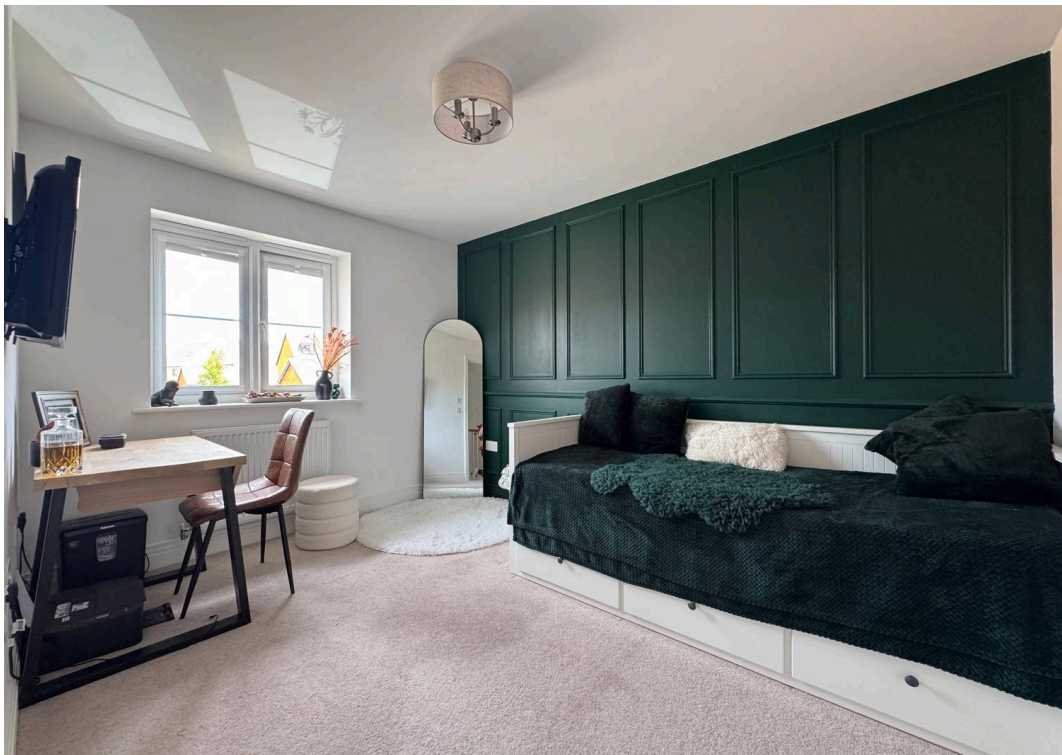
Council Tax band: D

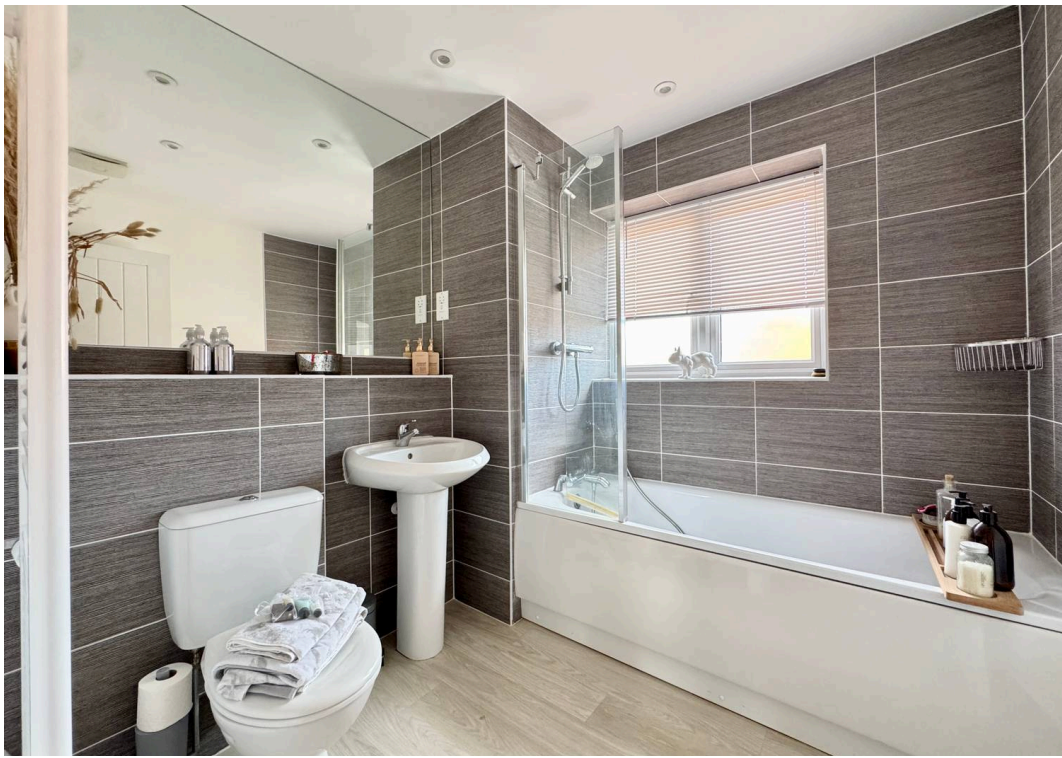
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

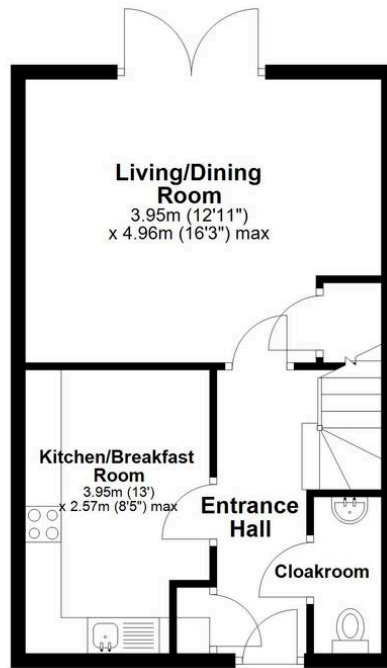
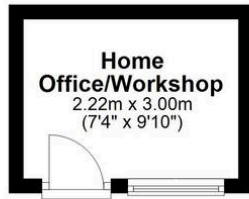
- Larger Than Average Two Bedroom Semi-Detached Property
- Improved & Maintained To A High Standard Throughout
- Large Living/Dining Room With French Doors Onto The Garden
- Modern Kitchen/Breakfast Room With Built-In Appliances
- Impressive Master Suite With Built-In Wardrobes & Re-Fitted Ensuite
- Cloakroom & Modern Family Bathroom
- Good Size Garden With Home Office
- Two Allocated Spaces Directly In Front of The Property





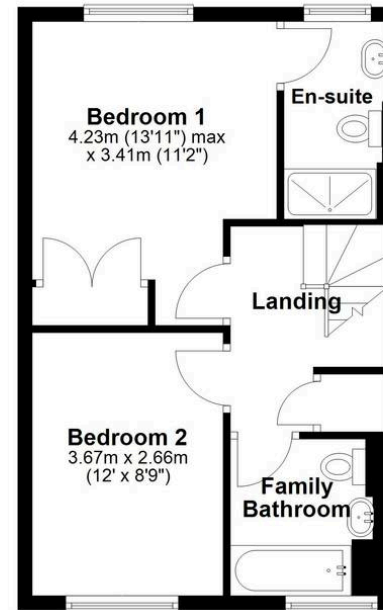
Ground Floor

Approx. 46.4 sq. metres (499.1 sq. feet)



First Floor

Approx. 39.7 sq. metres (427.3 sq. feet)



Total area: approx. 86.1 sq. metres (926.4 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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