



Norreys Road, Didcot, OX11 0AN
£425,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS





The Property

A 1930's three-bedroom semi-detached house that has been thoughtfully extended and modernised, situated on the popular Norreys Road just a mile from Didcot Parkway train station.

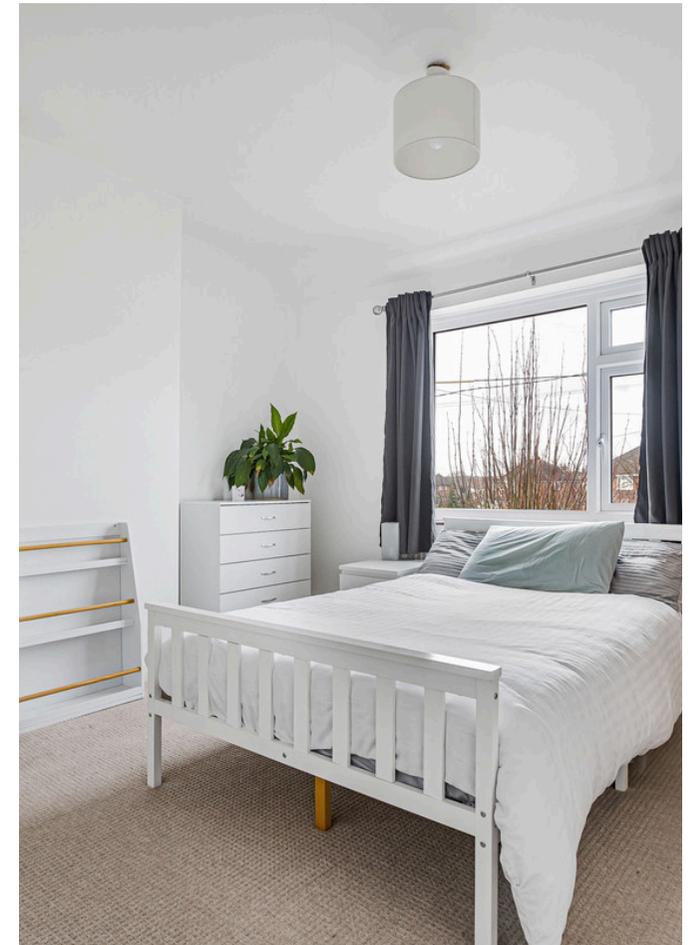
The property has been extended to the side and rear, creating a spacious and versatile layout. The side extension provides an additional reception room, a separate utility area and a generous principal bedroom. To the rear, the ground floor has been extended to create an excellent open-plan kitchen/dining space featuring exposed beams and double doors opening onto the east-facing garden, allowing plenty of natural morning light.

Both the kitchen and bathrooms have been stylishly updated, blending modern finishes with the character of a traditional 1930s home.

Upstairs, the property comprises three generously sized bedrooms, all served by a contemporary family bathroom.

Outside, the home features a private, low-maintenance rear garden, complete with a patio seating area and additional garden space.





Key Features

- Character property that has been thoughtfully extended and modernised throughout.
- Spacious Open-Plan Kitchen/Diner – Featuring exposed beams and double doors opening onto the east-facing garden.
- Three Well-Proportioned Bedrooms – Including a generous principal bedroom and a modern family bathroom.
- Prime Location – Situated on the popular Norreys Road, approximately 1 mile from Didcot Parkway train station.



The Location

Didcot offers comprehensive leisure and sporting facilities for all ages and has 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).

Some material information to note:

The property is of a traditional brick construction.

Tenure: Freehold

Mains services - Gas, electricity, 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.

Given its pre 1999 build, there may be low levels of asbestos present though these are considered safe if left undisturbed.



Thomas Merrifield and their clients give notice that:

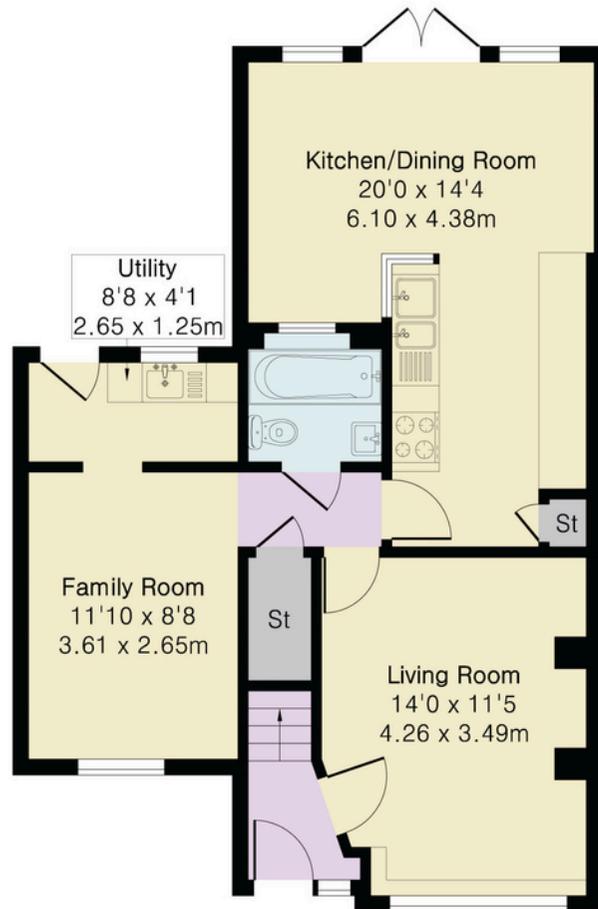
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars 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.

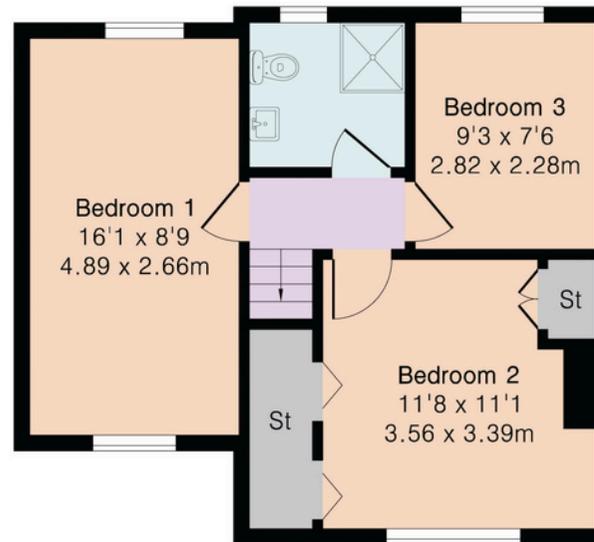
Approximate Gross Internal Area 1082 sq ft - 101 sq m

Ground Floor Area 632 sq ft – 59 sq m

First Floor Area 450 sq ft – 42 sq m



Ground Floor



First Floor

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