

Sorrel Crescent, Didcot, OX11 6HQ

Offers Over £650,000 Freehold

THOMAS MERRIFIELD

SALES LETTINGS









The Property

A rarely available and immaculately presented ‘Welford’ design, four double bedroom detached family house located on popular Brunel Rise.

Having been well cared for and benefitting from a stylishly landscaped rear garden undertaken by the current owner, the property offers contemporary and spacious accommodation. The ground floor comprises a spacious entrance hall, large reception room with bay fronted window, study, cloakroom, which has been cleverly combined with a utility room and a large kitchen/dining room spanning the entire width of the property and leads onto the landscaped rear garden via a pair of UPVC French doors. The kitchen has been significantly upgraded to include integrated kitchen appliances, quartz kitchen worktops and tiled flooring, which carries on through the majority of the ground floor.

On the first floor all bedrooms are accessible via a large landing, all bedrooms being doubles and with the principle bedroom being accompanied by a modern en-suite shower room and built in wardrobes. There is also a first floor family bathroom with three-piece suite and upgraded wall tiling.

Externally, the property benefits from a driveway parking for at least two vehicles to the front of the detached single garage and with a gated side access leading to the rear garden. The property benefits to a stylishly landscaped rear garden with planted raised beds with fitted uplighters, a large shaped patio for extensive seating and well maintained lawn.

For full appreciation of the position, upgraded décor and size; viewings are highly advised.







Key Features

- Rarely available Welford design built in 2018
- Upgraded internal fittings including tiled floor, integrated kitchen appliance and Quartz work tops
- Pleasant position with views on the open green space and tree line
- En-suite shower room accompanying the principle bedroom
- Fitted wardrobes ro bedrooms one, two and three
- Cat 6 Cabling fitted throughout the property
- Council Tax Band: F
- EPC Rating: B







The Location

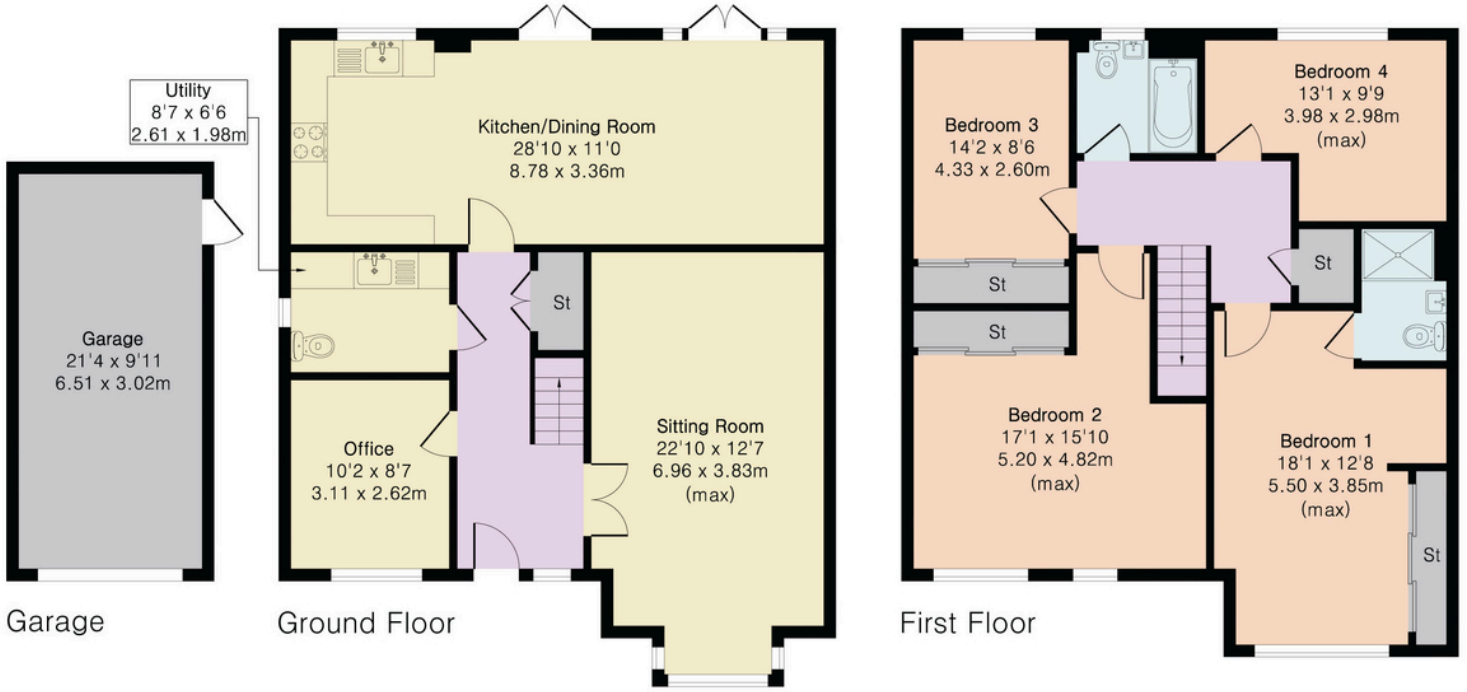
Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex which opened in 2005 named the Orchard Centre with multiplex cinema Cornerstone art centre and various cafes and restaurants. Didcot has excellent road links to the A34 which in turn lead to the M40 in 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).

Material Information

Gas central heating. Mains water, mains electrics, mains drains. Ofcom checker indicates ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with the majority of providers. The government portal generally highlights this as an very low risk address for flooding. We are not aware of any planning permissions in place which would negatively affect the property. Details of any restrictive covenants or easements are available on request from the estate agent.

Approximate Gross Internal Area 1744 sq ft - 162 sq m (Excluding Garage)

Ground Floor Area 874 sq ft – 81 sq m
First Floor Area 870 sq ft – 81 sq m
Garage Area 212 sq ft – 20 sq m



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