

24 Nelson Close
Wallingford, Oxfordshire, OX10 0LG

JAMESGESNER
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**24 Nelson Close**
**Wallingford**
**Oxfordshire**
**OX10 0LG**



## GUIDE £675,000 FREEHOLD

A superb extended family home in one of Wallingford's most desirable residential locations, offering generous accommodation, excellent outside space and the benefit of a detached double garage. A property that is ready to move straight into and enjoy.

Tucked away at the end of this highly regarded cul-de-sac is this beautifully presented and substantially extended four-bedroom detached family home, offering spacious and versatile accommodation, excellent reception space, detached double garage, driveway for three cars and private rear gardens.

The accommodation is thoughtfully arranged and particularly well suited to modern family life, comprising a welcoming entrance hall, generous sitting room, dining room, garden room, study ideal for home working, cloakroom, extended kitchen and utility cupboard.

Upstairs, there are four well-proportioned bedrooms, two of which benefit from fitted wardrobes. The principal bedroom enjoys its own en-suite shower room, while the remaining bedrooms are served by a family bathroom.

Externally, the property is approached via a private driveway providing comfortable parking for three cars and leading to the detached double garage. Gated side access leads through to the landscaped rear garden, which enjoys a good degree of privacy. Designed with both family life and entertaining in mind, the garden features two separate seating areas, a lawn and an outside tap.

Nelson Close is a quiet and highly sought-after address within this popular development, originally built in 1987 and situated on the western side of the charming Thames-side market town of Wallingford. The location is particularly well suited to families, with St Nicholas` C of E Infant School, Fir Tree Junior School and The Wallingford School all within easy walking distance.

Wallingford remains one of South Oxfordshire`s most desirable market towns, offering an excellent range of everyday amenities including Waitrose, the newly opened Lidl, independent shops, cafés, restaurants and traditional pubs. The town also benefits from a monthly Farmers` Market, cinema and theatre, together with attractive riverside walks and a wealth of recreational facilities.



For commuters, the A34 is easily accessible, providing excellent links towards Oxford and Newbury, while the M4 at Theale, Junction 12, is also within convenient reach.



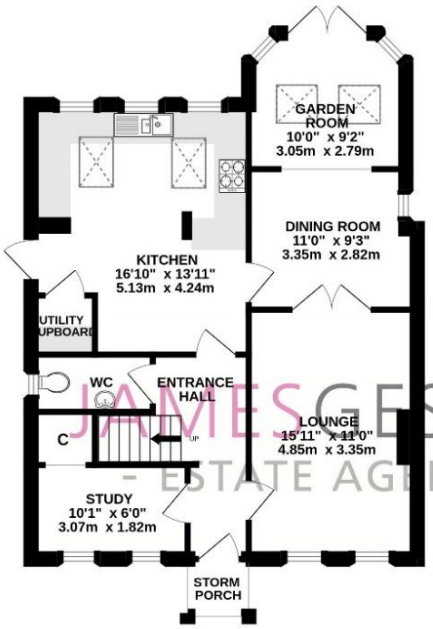




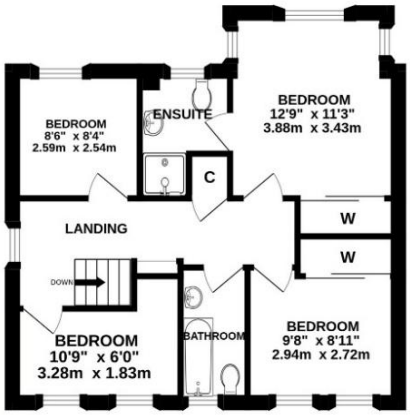




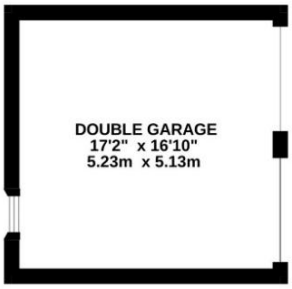
GROUND FLOOR




1ST FLOOR




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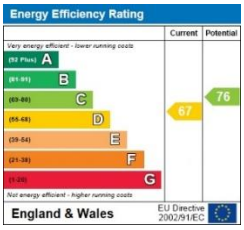






TOTAL FLOOR AREA : 1608 sq.ft. (149.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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