

16 Wheatfields, Didcot, OX11 0BQ

£450,000 Freehold

THOMAS MERRIFIELD
SALES LETTINGS







The Property

Located along this desirable residential cul-de-sac within eyeshot of open playing fields is this detached three bedroom home.

Offering extensive scope to expand its accommodation, this home has been well maintained, consistently renovated throughout its time and has benefitted from the installation of a brick based and UPVC surround conservatory directly from the kitchen breakfast room.

There is a sizeable family reception room, which spans front to back, entrance hall, cloakroom and a refurbished kitchen with integrated kitchen appliances. On the first floor are three sizeable bedrooms, with an en-suite shower to the principal bedroom and a family bathroom.

To the front of the property is a hard standing driveway, an adjoining single garage and an area of lawned frontage, setting the property back from the quiet cul-de-sac. The landscaped and well maintained rear garden comprises an area of block paved patio, lawn, pergola covered seating area and matured shrub lined borders.







Key Features

- No onward chain
- Positioned toward the end of pleasant cul-de-sac
- Garage and driveway parking
- Gas centrally heated and double glazed throughout
- Playing fields located within a stones throw of the property
- Potential for extension (subject to planning permission)
- Council Tax Band: E
- EPC Rating: C

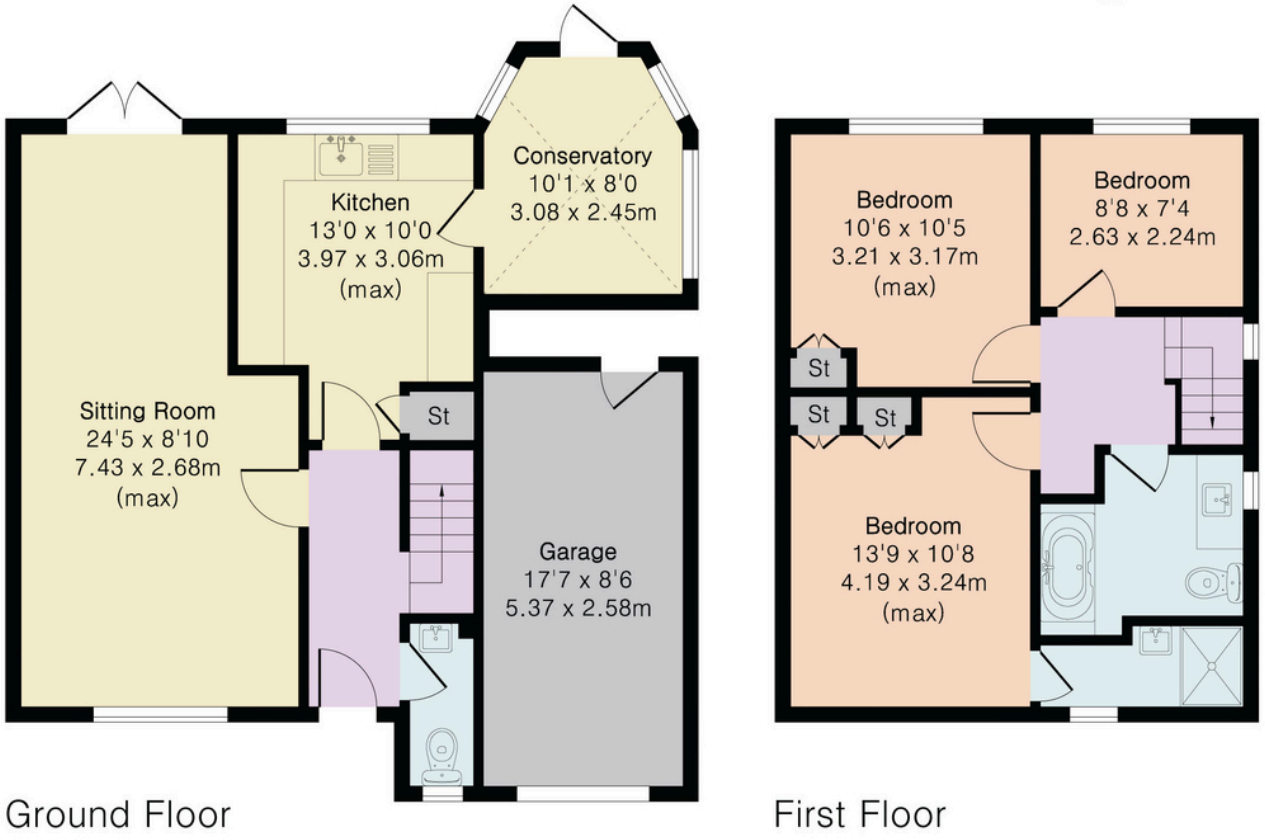
The Location

Didcot offers comprehensive leisure and sporting facilities for all ages and has a shopping complex that 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 approx. 40 minutes.

Some material information to note: Gas central heating. Mains water, mains electrics, mains drains. The property has private driveway parking. Offcom checker indicates standard to ultrafast broadband is available at this postcode. Offcom

Approximate Gross Internal Area 1030 sq ft - 96 sq m (Excluding Garage)

Ground Floor Area 561 sq ft – 52 sq m
First Floor Area 469 sq ft – 44 sq m
Garage Area 149 sq ft – 14 sq m



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Didcot Office
103 Broadway, Didcot
Oxfordshire, OX11 8AL

T 01235 813 777
E didcot@thomasmerrifield.co.uk
W thomasmerrifield.co.uk

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