

Moreland Road, Didcot, OX11 6EZ

£479,950 Freehold

THOMAS MERRIFIELD

SALES LETTINGS









The Property

A beautifully presented four bedroom detached house enjoying a tucked away location with an open outlook to the front on the ever popular Brunel Rise development.

This design, known as the Monkford offers a generous kitchen dining room at the front of the house with a bright and spacious sitting room opening to the gardens at the rear.

A particular feature of the property is the recently landscaped gardens featuring two shaped patio areas, lawn and stocked borders.







Key Features

- Four bedrooms
- Kitchen dining room with integrated appliances
- Large sitting room overlooking the rear gardens
- Gas central heating
- Double glazed replacement windows
- Garage and generous driveway
- Landscape gardens
- Cul-de-sac location with open outlook
- Council Tax Band: E
- EPC Rating: B







The Location

Moreland Road falls within the Aureus Primary School catchment area. Local facilities include a convenience store in Diamond Drive together with a parade of shops, Asda store and family Pub close by at Greenwood Way. Central Didcot including the Orchard Centre and Didcot Parkway are just 1.5 miles away.

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 1150 sq ft - 106 sq m
(Excluding Garage)

Ground Floor Area 575 sq ft – 53 sq m
First Floor Area 575 sq ft – 53 sq m
Garage Area 211 sq ft – 20 sq m



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