

PROPERTY AGENTS

JPKnight



Norries Drive, Wallingford OX10 8JT



Norries Drive, Wallingford

A superbly presented 4/5 bedroom family home set in an established residential area just to the north of town and within walking distance of its amenities. The versatile layout features a flexible guest suite/family room on the ground floor along with 4 bedrooms and 2 bathrooms upstairs. The living space has a sitting room, dining room/conservatory and an attractive 20' kitchen/breakfast room. Set on a corner plot with driveway parking there is a beautifully planted and very private 67' garden to the rear.

The property is double glazed with gas central heating to radiators.

Tenure - Freehold

Accommodation

Enclosed Entrance Porch: Tiled floor, window to side.
Hallway: Stairs to landing and cupboard under, radiator, wood floor.

Sitting Room: 14'2 x 10'6
Bay window to front, wood floor, radiator.

Kitchen/Breakfast Room: 20'2 x 13'5
French doors and window to the garden, range of storage units with quartz worktops and upstands breakfast bar, space for range style cooker, extractor hood, dishwasher, space for fridge/freezer, washing machine and tumble drier. Gas boiler, tiled floor.

Dining Room/Conservatory: 22'6 x 10'9
Wood style floor, two radiators, French doors to the garden.





Family Room/Guest Suite: 9'9 x 8'1
Window to front, wood style floor, radiator.

En Suite Shower Room:
White 3-piece suite, chrome radiator, window, down lighters.

Stairs to Landing: Loft access, linen cupboard.

Bedroom 1: 14'5 x 10'3
Window to front, radiator: two wardrobes.

En Suite Shower Room:
White 3-piece suite including corner shower cubicle, part tiled walls and floor, window, radiator and chrome towel rail, down lighters.

Bedroom 2: 11'1 x 10'6
Window to front, wardrobe, radiator.

Bedroom 3: 12'8 x 8'9
Window to rear, radiator: wood style floor, airing cupboard.

Bedroom 4: 9'2 x 7'5
Window to front, radiator.

Bathroom:
White 3-piece suite including a bath with shower above, part tiled walls, tiled floor, chrome radiator, window, down lighters.

Outside
Front: Cobble effect drive bordered by an area of lawn.

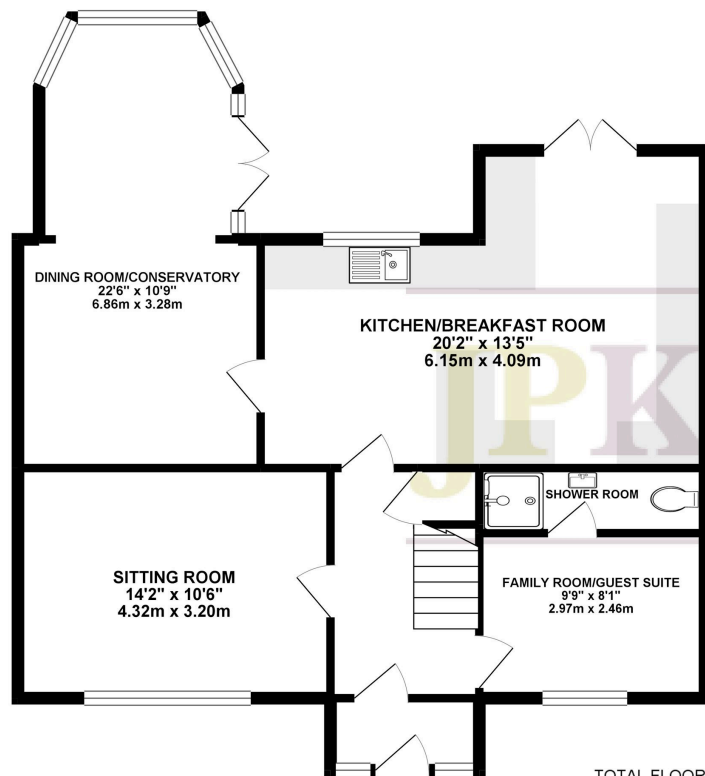
Rear Garden:
A superb feature the garden extends to approximately 67' and enjoys an excellent degree of privacy. It has a lovely entertaining area comprising a large paved terrace with steps to a lawn, bordered by bank of mature shrubs, flowerbeds and enclosed by a timber fence. A laurel hedge screens the rear with a trellis arch to a useful storage area laid to gravel with 2 timber sheds, 1 with light and power.



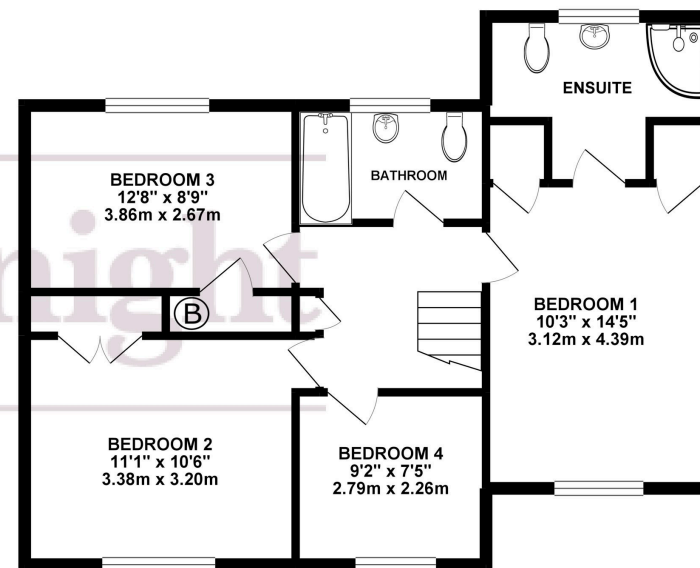
GROUND FLOOR

Directions

Proceed north from our offices via St Martin's Street to the crossroads by Waitrose. Turn left at the traffic lights into High Street. Just after the mini roundabout turn right into St Georges Road. After the school turn first right into Blackstone Road, the first left is Norries Drive, the property is immediately on the left.



1ST FLOOR



TOTAL FLOOR AREA : 1525.83 sq. ft. (141.75 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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Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(35-54)	E	53	64
(21-34)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

