

PROPERTY AGENTS

**JP**Knight



Stort Close, Didcot OX11 7UR



## Stort Close, Didcot

Set in the corner of a small cul-de-sac on the popular Ladygrove development, a double fronted Bryant home with driveway parking, a detached garage and a good sized south-east facing rear garden. There are 3 bedrooms and 2 bathrooms to the first floor whilst the ground floor features a double aspect sitting room with fireplace, dining room, cloakroom and kitchen. There is ample parking within the close and the property is just 20 minutes walk to the train station that is 45 minutes from Paddington.

## Tenure - Freehold

Accommodation

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

Entrance Hall: Wood floor, stairs to landing, radiator.

Cloakroom:

White 2-piece suite, wood floor, radiator, window.

Sitting Room: 16'9 x 10'2

A delightful double aspect room with a casement door flanked by windows to the garden: central fireplace with a white surround and marble inset and hearth. Wood floor and two radiators.

Dining Room: 10'4 x 7'10

Two windows to front, wood floor, radiator.





Kitchen: 14' x 8'  
 Fitted with a range of storage units with worktops, gas hob, extractor hood, and electric oven. Door and window to the garden, radiator: space for washing machine and fridge freezer, under stair cupboard.

Stairs to Landing:  
 Window to rear: loft access, airing cupboard.

Bedroom 1: 16'9 x 10'6  
 Double aspect with windows to front and rear: double wardrobe and radiator.

En Suite Shower Room:  
 White 3-piece suite including a tiled shower cubicle: radiator, window.

Bedroom 2: 9'4 x 9'4 Rear aspect and radiator.

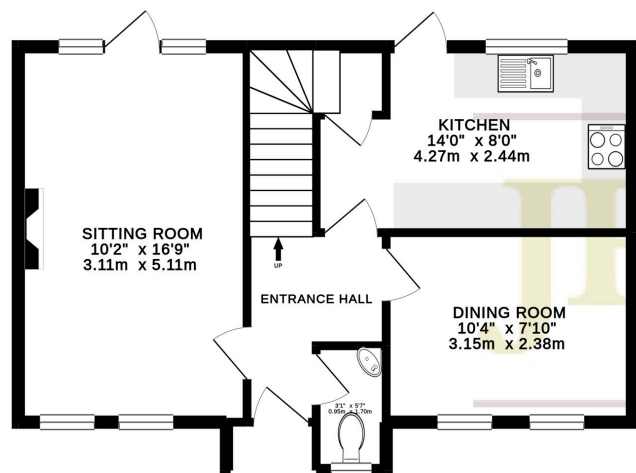
Bedroom 3: 11'1 incl. wardrobe x 7'2  
 Front aspect, radiator, wardrobe.

Bathroom: White 3-piece suite, part tiled walls, two windows, radiator.

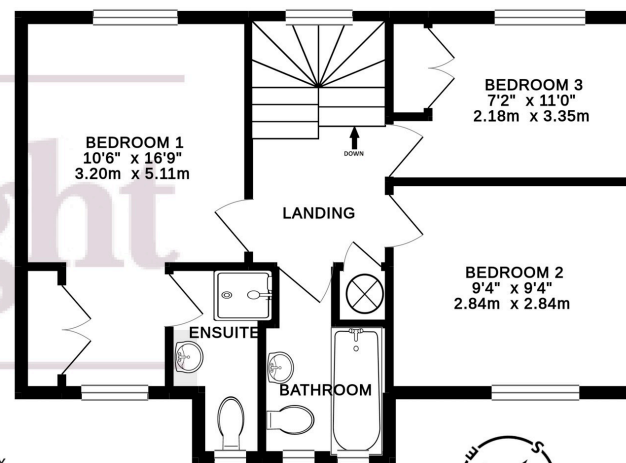
Outside  
 To the Front: Driveway edged by lawn with a timber fence.  
 Detached Garage: 18'2 x 8'5 Up/over door, door to garden.  
 Garden: A super size extending to 49' in width and facing south-east. Predominantly set to lawn, storage area to side laid to gravel, timber fence, gate to front.



## GROUND FLOOR



## 1ST FLOOR

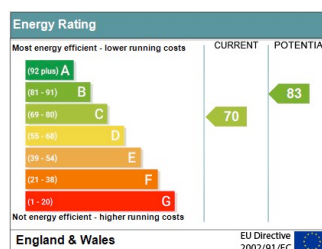


TOTAL FLOOR AREA : 958sq. ft. ( 89.0 sq. m. ) approx.

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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Directions: From our office turn right into St Martin's Street, turn left at the traffic lights into High Street, cross the mini roundabout into Station Road which becomes Wantage Road. At the end of the road take the second exit at the roundabout on to the A4130 High Road. After 4 miles take 2<sup>nd</sup> exit at the roundabout into Abingdon Road second exit at the next roundabout. At the next junction take a left (still A4130) and straight across the next roundabout. Take the next left into Avon Way, take the next left into Prestwick Burn, right into Monks Lode and left into Stort Close.



**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.

