

PROPERTY AGENTS

**JP** Knight



Norries Drive, Wallingford OX10 8JT





## Norries Drive, Wallingford

A beautifully presented and extended family home set in a private corner with a lovely aspect across a green at the front and across farmland at the rear. There are 4 bedrooms, 2 bathrooms and cloakroom as well as a sitting room with log stove and a large 12'7 utility room and a fabulous 20' x 20' open plan kitchen-breakfast-family room opening to the garden. The vendors use 2 parking spaces across the green: to the rear is a secluded garden.

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



## Tenure - Freehold

Entrance Hall: Oak style floor, radiators and stairs to landing with cupboard below.

Sitting Room: 14'2 x 10'6

Featuring a fireplace with recessed wood burner with marble surround and hearth, picture window to the front and radiator.

Kitchen/Breakfast/Family Room: 20'7 x 20'2

A delightful room with bi-fold doors and window to the garden: in addition 3 velux windows flood it with natural light. The kitchen has a range of storage units wood worktops and breakfast bar, white sink, gas hob, extractor hood, electric oven, microwave, fridge and dishwasher. Oak style floor, 2 radiators and down lighters.





Utility Room: 12'7 x 9'1  
 Windows and door to garden: extensive range of cupboards, wood worktops, appliance space, oak style floor, down lighters.

Shower Room:  
 Stylish white 3-piece suite, tiling, chrome radiator, window and down lighters.

Stairs to Landing: Loft access, velux window, linen cupboard.

Bedroom 1: 12'7 x 12'1  
 Featuring a 9'9 ceiling and double aspect, radiator.  
 En Suite: Fitted with a white 2-piece suite, window and radiator.

Bedroom 2: 11'2 x 10'6  
 Front aspect, radiator and wardrobe.

Bedroom 3: 12'9 x 8'9 Rear aspect, radiator, wardrobe.

Bedroom 4: 9'2 x 7'6 Window to front, radiator.  
 Bathroom: White 3-piece suite with shower above the bath: tiling, window, radiator and wood style floor.

Outside  
 To the Front: Area of lawn with a flowerbed. Path across the green to:  
 Communal Parking Area: The vendors park both their cars here.  
 Garage in Block: In nearby Blackstone Road.

Rear Garden: Offering an excellent degree of seclusion there is a full width paved terrace leading to an area of lawn: enclosed by timber fencing and beech hedging. Raised area of shingle to the rear: stepped path to the front with side storage area.



**Directions:**

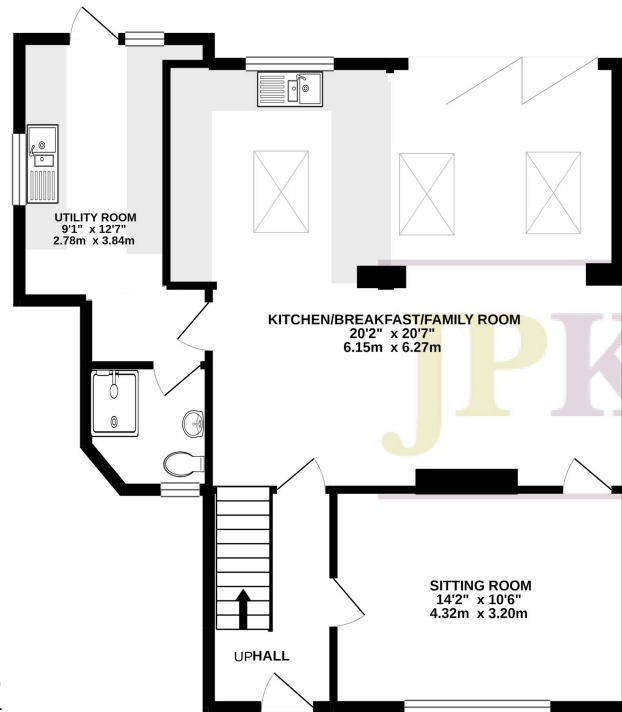
Proceed north from our offices via St Martins Street to the crossroads by Waitrose. Turn left at the traffic lights into High Street. Just after the mini roundabout turn right into St Georges Road. After the school turn first right into Blackstone Road, the first left is Norries Drive, the property is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

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	64
(21-38) <b>F</b>	46
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

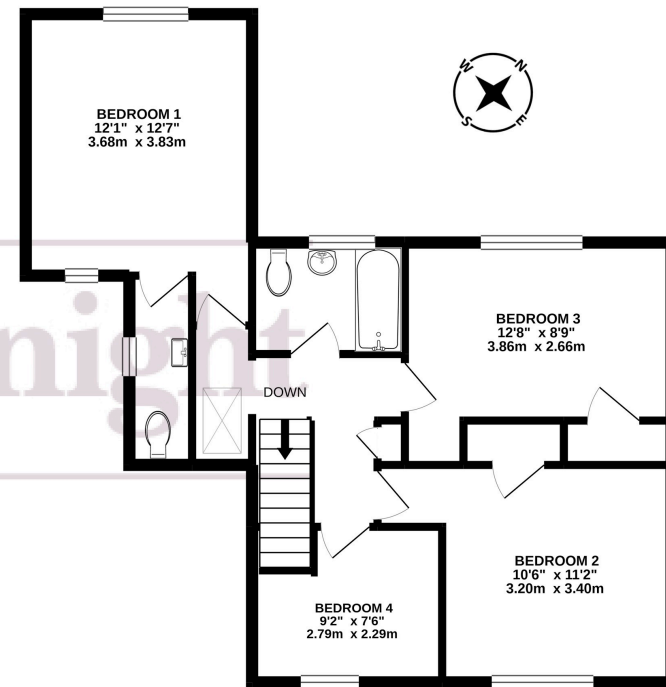
**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof.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



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1224sq.ft. (113.7 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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