

PROPERTY AGENTS

**JP**Knight



Loyd Road, Didcot OX11 8JT



## Loyd Road, Didcot

A fabulous family home located in this desirable road with close proximity to the town centre shops and amenities.

The well presented accommodation benefits a spacious entrance hall leading to an 18'11 kitchen/breakfast room fitted with contemporary units and island. The living room benefits an inset fireplace and the dining room has double doors to the garden. Upstairs there are four bedrooms and two bathrooms.

The rear garden faces west and extends to 62ft with a large decked terrace leading to an established lawn with wood chipped children's play area and storage shed.

There is driveway parking for three cars to the front and a 16'10 garage.



## Tenure - Freehold

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

Accommodation

Entrance Porch with front door and glazed sidelights, cloaks storage space.

Entrance Hall: Under-stair cupboard, radiator.

Living Room: 14'4 x 10'1 Window to front, inset electric fireplace, radiator. Double doors to:

Dining Room: 16'4 x 8'9 French doors to garden, wood style floor, radiator.

Kitchen/Breakfast Room: 18'11 x 15'3 (max L-shaped) Double aspect with door to garden, contemporary range of storage units with granite worktop, electric hob with extractor hood above, two ovens, space for dishwasher, washing machine, tumble dryer, low level fridge freezer and full height fridge/freezer, radiator, tiled floor.





Stairs to landing: Loft access, airing cupboard.

Bedroom 1: 13'8 x 8'8 Window to front, full width fitted wardrobes, radiator.

Bedroom 2: 16'8 x 7'1 Window to rear, wood style floor, radiator.

Ensuite Shower Room: Window to front, white three-piece suite including basin vanity unit, tiling, radiator.

Bedroom 3: 11'4 x 8'10 Window to rear, radiator.

Bedroom 4: 7'9 x 7'3 Window to rear, radiator.

Bathroom: Window to front, white three-piece suite including basin vanity unit, tiling, radiator.

Outside

The rear garden has a full width decked terrace with wooden balustrade leading to a mature lawn bordered with established shrubs and timber fence boundary. At the bottom of the garden there is a wood chipped children's play area and large storage shed. There is a gravel driveway to the front with parking for three cars with timber fence and shrub boundary leading to the garage.

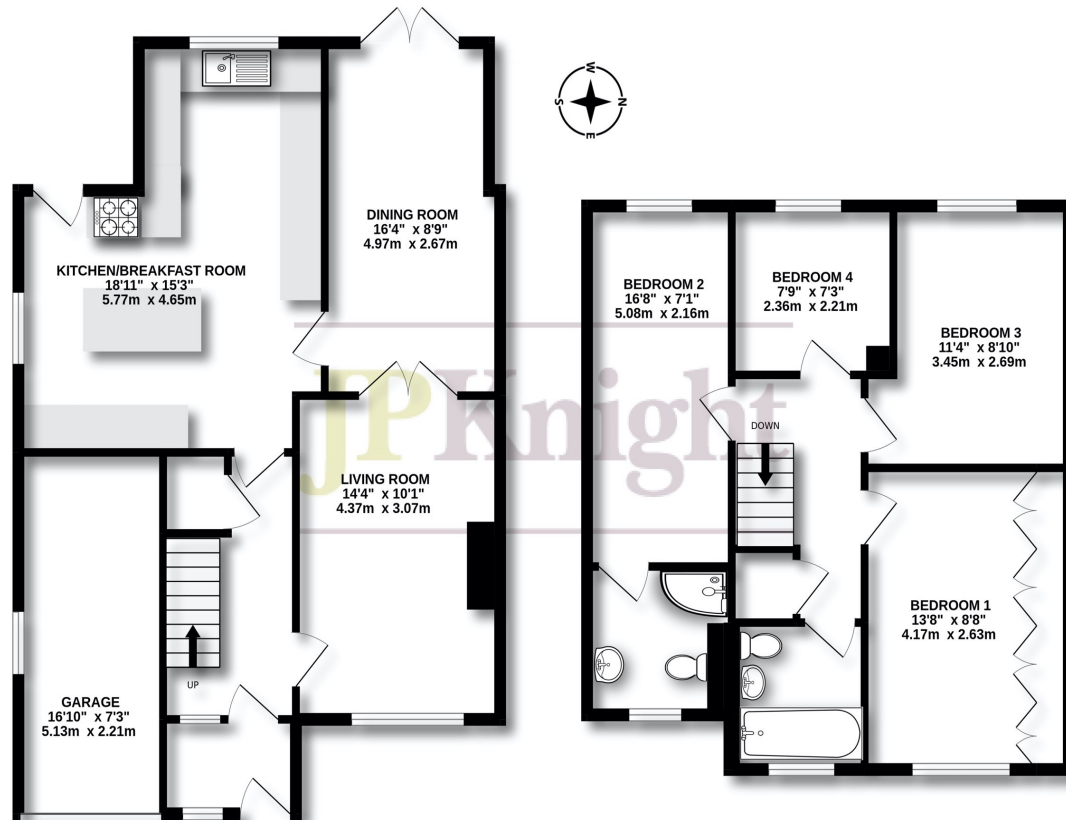
Garage: 16'10 x 7'3 Up and over door, light and power.



Directions From our offices turn left onto the High Street, continue onto Station Road and Wantage Road. Go straight over the roundabout onto A4130 and continue for 3.9 miles. Turn left at the roundabout and take the third exit at the next roundabout onto Broadway and over four roundabouts then take the first exit at the next onto Park Road, carrying over two roundabouts then the next left onto Edwin Road, first right onto Loyd Road and the house is on the right.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72   c	80   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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.



TOTAL FLOOR AREA : 1371 sq.ft. (127.4 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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