



Bellamy Way
Crowmarsh Gifford OX10 8FN


JP Knight
PROPERTY AGENTS



Bellamy Way, Crowmarsh Gifford OX10 8FN

Freehold

An imposing double fronted 3 bedroom home set on the edge of this small development with commanding views across open countryside: it is in a sought after village and within walking distance of Wallingford. There is an enclosed garden, garage with parking to the rear and further parking on the other side of the house.

Accommodation

The property is double glazed with fitted plantation shutters and has gas central heating to radiators.

Entrance Hall: Cloaks cupboard, wood style floor, down lighters, radiator and stairs to landing.

Cloakroom: White 2 piece suite and tiled floor.

Sitting Room: 17'9 x 10'10 The room centres around a stone fireplace flanked by windows and further window to the front, wood style floor and 2 radiators.

Kitchen/Breakfast Room: 17'8 x 10'7 Windows front and side with French doors opening to the garden. Storage units, worktops, gas hob with stainless steel back-plate and extractor hood, double electric oven, dishwasher and washer/drier. Tiled floor, space for fridge/freezer, down lighters and gas boiler.





Stairs to landing: Loft access, down lighters and airing cupboard.

Bedroom 1: 12'4 x 11'1 Featuring a superb view to the front, fitted wardrobe and radiator.

En Suite Shower Room: White 3 piece suite including a deep shower cubicle, tiling, down lighters and radiator.

Bedroom 2: 10'9 x 9'7 Double aspect with windows front and side, radiator.

Bedroom 3: 10'9 x 7'10 View across the garden, radiator.

Bathroom: White suite including bath with shower attachment, radiator, tiling, window, down lighters and radiator.

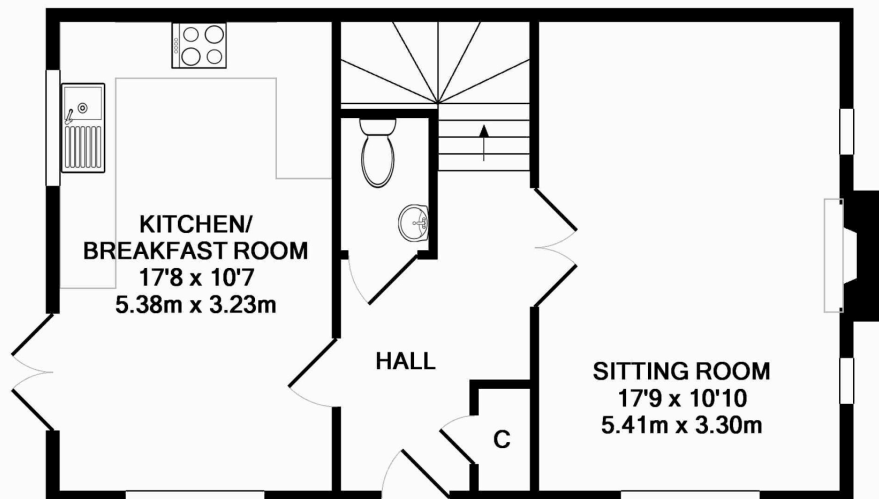
Outside

Parking space with a block paved path round to the front of the house.

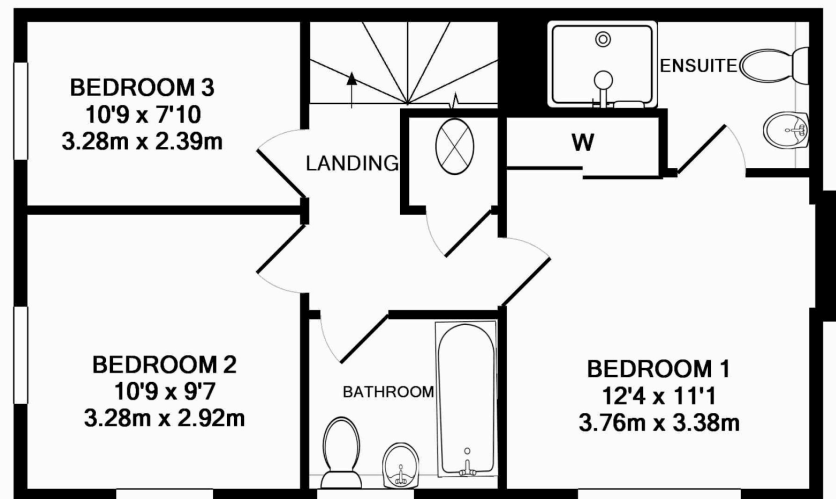
Garden: Facing east, south-east the garden features an area of lawn with a paved terrace and path to the rear. Enclosed by a combination of brick walling and timber fencing a gate leads to the garage and rear parking area.

Garage: With up/over door, loft storage. Parking spaces to the front of the garage





GROUND FLOOR



1ST FLOOR



TOTAL APPROX. FLOOR AREA 99.0 SQ.M. (1066 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix ©2015

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	84	86
England & Wales	EU Directive 2002/91/EC	

Directions

Turn left from our offices into St Marys St. and proceed through the one way system to the traffic lights by Waitrose. Turn right into the High St. continue over the Thames into Crowmarsh Gifford, turn first left into Stephens Field, the first right is Bellamy Way, however, proceed to the parking area straight ahead.

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.



JP Knight Property Agents, 42 St.Mary's Street,
Wallingford, Oxon OX10 0EU

T. 01491 834349 info@jpknight.net
www.jpknight.net

JP Knight
PROPERTY AGENTS