

49 Hodgkin Way
Didcot, Oxfordshire, OX11 9GQ

JAMESGESNER
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Oxfordshire
OX11 9GQ

GUIDE £425,000 FREEHOLD





Situated within this highly sought-after development by Croudace Homes, completed in 2021, this beautifully presented three double bedroom property is offered for sale.

The property enjoys a south-facing rear garden, garage, and is beautifully presented by the current owners.

The well-balanced and versatile accommodation features, on the ground floor, a welcoming entrance hall leads to a cloakroom and an impressive open-plan kitchen/dining area which is flooded with natural light and includes some integrated appliances with French doors opening onto the rear garden, ideal for modern living and entertaining.

Off the hall is a generous lounge which is neutrally decorated with a bay window and a useful storage cupboard.

The first floor provides a generous master bedroom with built in wardrobes and a ensuite bathroom with a modern shower. A further double bedroom offers ample light from dual windows and the third bedroom, currently used as a nursery, would be suitable as either a bedroom or a home office. A contemporary family bathroom includes a shower over the bath and built in storage cupboards.



Externally, the walled south-facing rear garden is laid to lawn with a patio and a pagoda/patio area added by the current owners. Well stocked boarders are filled with an array of plants which complement the garden and the patio area creates an excellent space for summer entertaining. Gated access leads to the car port with an EV charging point and parking for two vehicles. Further parking is available to the side of the property on the roadside.

Further highlights include connected solar panels. Gas central heating, double glazing throughout and remainder of a 10-year NHBC warranty.

The development is attractively positioned, surrounded by similar quality homes and enjoying an open, spacious feel throughout with a local school and nursery close by as well as a playground for children to enjoy. A service charge is payable on this development and is payable direct to Trinity Management at £268.00 per year.

Didcot offers comprehensive leisure and sporting facilities, together with the Orchard Centre, home to a multiplex cinema, the Cornerstone Arts Centre, and a range of cafés and restaurants. Excellent transport links include easy access to the A34, connecting to the M40 and M4, and a mainline rail service to London Paddington in under 40 minutes, with Reading and Oxford reachable in under 15 minutes. The station is approximately a 20-minute walk from the property.











GROUND FLOOR
429 sq.ft. (39.9 sq.m.) approx.

1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.

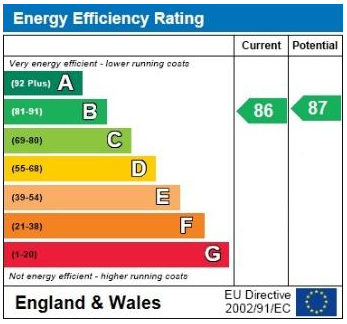


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TOTAL FLOOR AREA : 851 sq.ft. (79.1 sq.m.) approx.

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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