

18 Norman Way
Wallingford, Oxfordshire, OX10 0SS

JAMESGESNER
- ESTATE AGENTS -





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GUIDE £425,000 FREEHOLD



An Immaculately Presented and Deceptively Spacious Three Bedroom Family Home with a South-Facing Garden, Ideally Located Close to Wallingford Town Centre.

Situated within a popular and established residential area of Wallingford, just a short distance from the town centre and the highly regarded St John`s Primary School, this beautifully presented three bedroom terraced home offers surprisingly spacious and versatile accommodation, perfectly suited to modern family living.

The property has been maintained to an impeccable standard throughout and offers a wonderful combination of generous room proportions, practical living spaces and a sunny south-facing rear garden. Upon entering the property, an extended entrance porch leads through to a welcoming and generously proportioned hallway, complete with useful storage cupboards.

The heart of the home is undoubtedly the impressive fully integrated open-plan kitchen/breakfast room, providing an excellent space for everyday family life and entertaining. To the rear, a spacious sitting/dining room enjoys views over the garden, with doors opening directly outside, creating a lovely connection between the indoor and outdoor living spaces. A convenient downstairs cloakroom completes the ground floor accommodation.

Upstairs, the sense of space continues with three well-proportioned bedrooms, all of which are capable of accommodating double beds, making this an especially appealing home for growing families or those requiring additional space for guests or home working. The principal bedroom benefits from the additional comfort of electric underfloor heating, a feature also enjoyed by the stylish, modern family bathroom. Further built-in storage adds to the practicality of the accommodation. full uPVC double glazing and a recently upgraded pressurised heating system.



Outside, the property continues to impress. To the front, a generous driveway provides off-road parking for two vehicles, together with a dedicated Tesla electric vehicle charging point. The delightful south-facing rear garden has been thoughtfully arranged to provide an excellent balance of outdoor entertaining and family space.

A substantial decked terrace immediately adjoining the property incorporates an attractive covered pergola-style seating area, creating the perfect setting for alfresco dining and relaxing throughout the warmer months. Beyond the decking lies an area of lawn, complemented by a useful garden shed and the added practicality of gated rear access.

Wallingford is a thriving and historic market town situated on the banks of the River Thames in South Oxfordshire. The town offers an excellent selection of independent shops, cafés, restaurants, traditional pubs and everyday amenities, together with a Waitrose supermarket and a popular weekly market. Families are particularly well catered for, with a choice of well-regarded primary and secondary schools, including the nearby St John`s Primary School.

For commuters, the town provides convenient access to Oxford, Reading and the surrounding villages, whilst nearby Cholsey and Didcot Parkway railway stations offer mainline services to London Paddington.



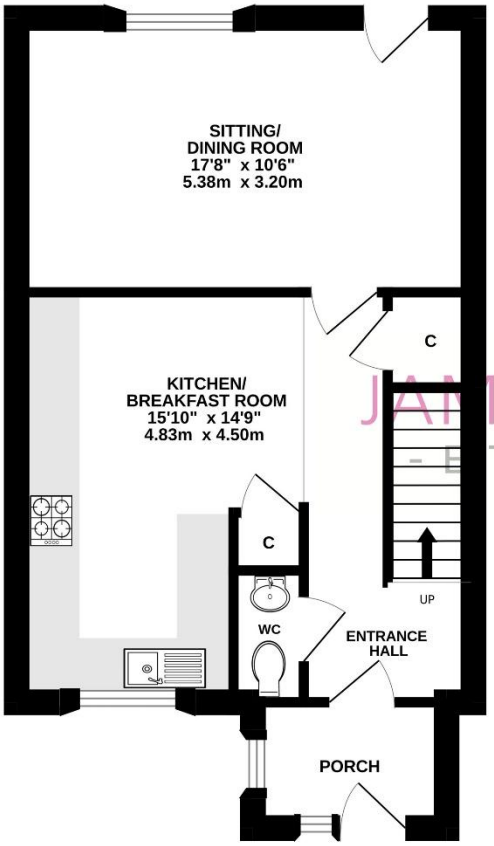




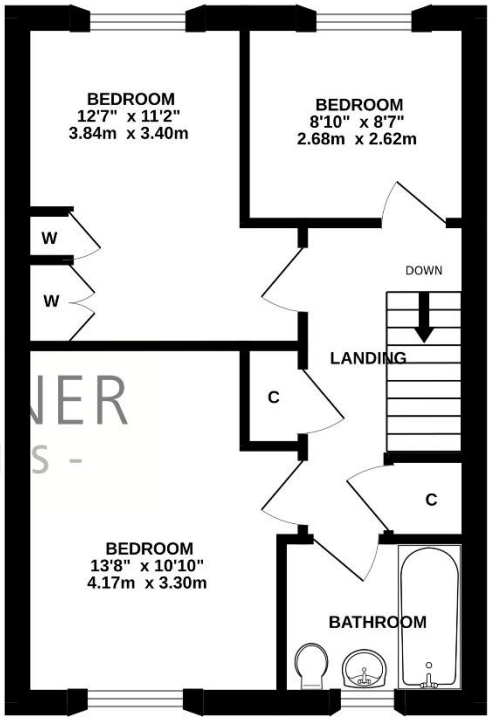




GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR
459 sq.ft. (42.6 sq.m.) approx.



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TOTAL FLOOR AREA : 953 sq.ft. (88.5 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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