



4 Bec Close, Wantage, Oxfordshire OX12 9EP  
Oxfordshire, Offers in Region of £450,000

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Oxfordshire

Freehold

Well Presented Four Bedroom Detached Family Home | Extended & Modernised | Spacious Ground Floor Accommodation | Beautiful Kitchen/Dining Room & Triple Aspect Living Room | Re-Fitted Modern Bathroom & Re-Fitted Modern Ensuite | Enclosed Sunny Aspect Rear Garden | Pleasant Cul-De-Sac Position | No Chain - Viewing Highly Advised!

#### Description

Offered for sale with no onward chain, is this well presented four bedroom detached family home which has been improved and extended into the garage, offering versatile and spacious ground floor accommodation. Situated in a pleasant cul-de-sac within the ever popular Market Town of Wantage, this property should be viewed internally to fully appreciate.

The light and airy property briefly comprises on the ground floor of a good size entrance hall, cloakroom, triple aspect living room which is flooded with natural light and a beautiful kitchen/dining room. The kitchen is complete with wall and floor mounted grey gloss cabinets, beautiful 'Quartz' worktops and built-in appliances, to include: oven with four ring induction hob, dishwasher and microwave. Spaces for the washing machine and tumble dryer can be found in the large useful utility room adjacent to kitchen. The good size study/family room and workshop complete the ground floor accommodation. The first floor consists of a landing with over stairs storage, modern re-fitted family bathroom and four bedrooms with built-in wardrobes and modern re-fitted ensuite benefitting from a walk-in shower to the master.

Externally there is an enclosed private, south-westerly facing garden which includes a large patio area, pond and remainder laid to lawn interspersed with mature shrubs and trees. To the front is a driveway for two cars and an area of lawn which has potential for further parking, should you desire.

The property is freehold and connected to mains gas, electricity, water and

drainage. The property is heated via a gas fired combi boiler and there is uPVC double glazing throughout.

#### Location

Wantage is ideally situated in the Vale of the White Horse for all the main travel links, with the A338 providing easy access to the A34, M40, M4, plus mainline rail links in Oxford, Didcot and Swindon. A picturesque Market Town, with historic links as far back as Alfred the Great, Wantage has many high street and independent retailers together with bars, restaurants and cafes within a thriving community. King Alfred's Academy provides secondary education and is now part of the Vale Academy Trust, working with good local primary schools. There is easy access to the beautiful surrounding countryside including the ancient Ridgeway and White Horse Hill.

#### Viewing Information

By appointment only please.

#### Local Authority

Vale of White Horse District Council.

Tax Band: E



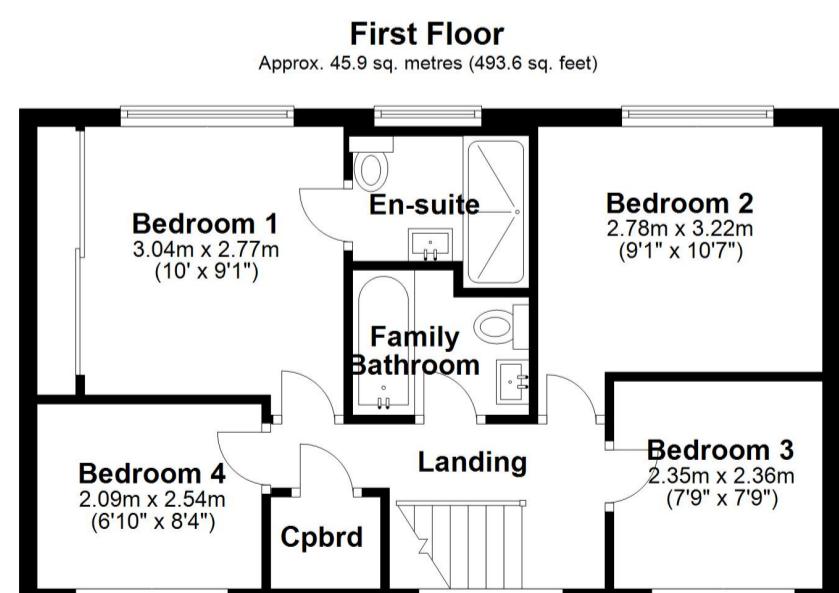
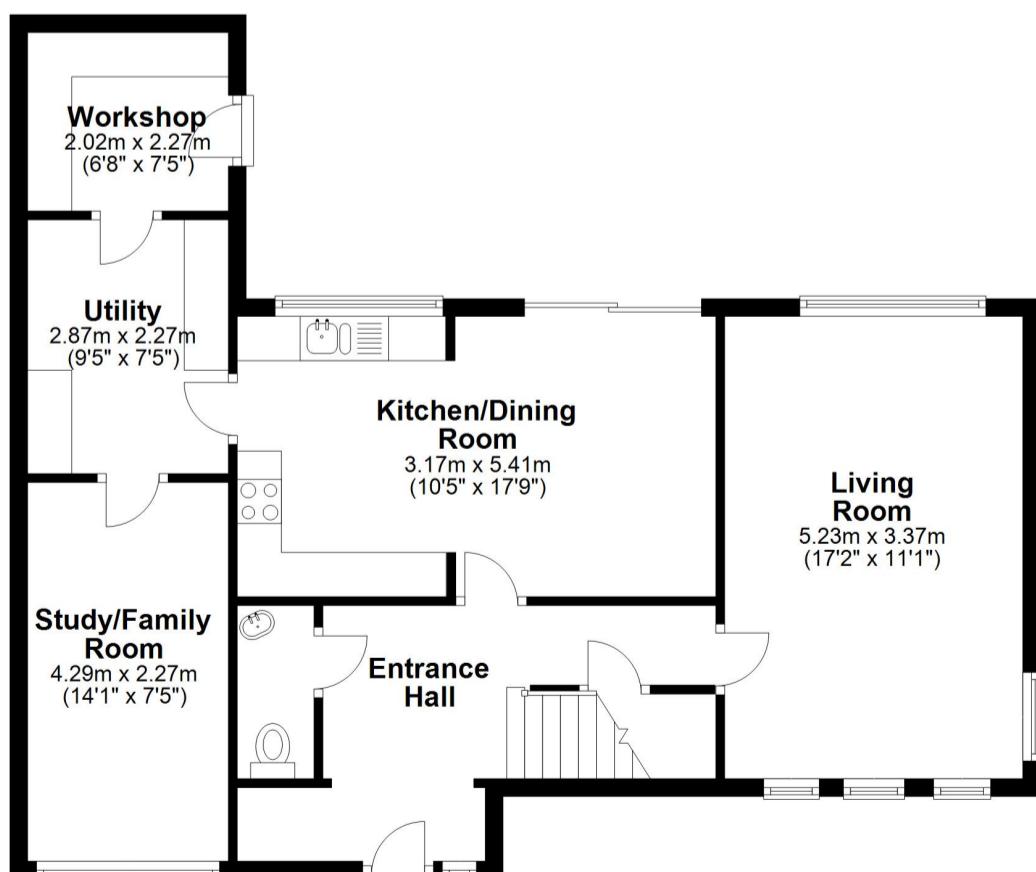
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#### Ground Floor

Approx. 71.0 sq. metres (763.8 sq. feet)



**Total area: approx. 116.8 sq. metres (1257.4 sq. feet)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement.

Plan produced using PlanUp.

Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They do not form part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.