

49 Elizabeth Drive, Wantage OX12 9YG
Oxfordshire, Offers in Excess of £500,000

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Oxfordshire

Freehold

Spacious Four Bedroom Detached Family Home | Good Size Living/Dining Room, Dual Aspect Living Room & Conservatory | Ground Floor Cloakroom, Family Bathroom & Modern Re-Fitted Ensuite To Master | Enclosed Sunny Aspect Rear Garden | Double Garage & Double Width Driveway | Situated In A Pleasant Road, Within Sought After Wantage Location | No Onward Chain

Description

Situated on a popular road within the ever sought after Market Town of Wantage, is this spacious four bedroom detached family home, benefiting from three reception rooms, sunny aspect rear garden and double garage.

Offered for sale with no onward chain, this well presented home briefly comprises of entrance porch with cloakroom, good size c.20' kitchen/dining room, light and airy dual aspect living room, and spacious conservatory, which has recently been improved including a new roof. The first floor consists of a landing, family bathroom, and four bedrooms, with modern re-fitted en suite and built-in wardrobes to master, and additional built-in wardrobes to the second bedroom.

Externally, there is a well-tended rear garden which is mainly laid to lawn with mature trees, and flower and shrub borders which provide a good level of privacy, complimented by a paved patio area which is perfect for outside dining and entertaining. There is a double width driveway providing off road parking for 2/3 cars, which leads to a double garage complete with power and light, and personal door out to the garden.

The property is freehold, connected to mains gas, electricity, water and drainage. There is mains gas central heating and 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



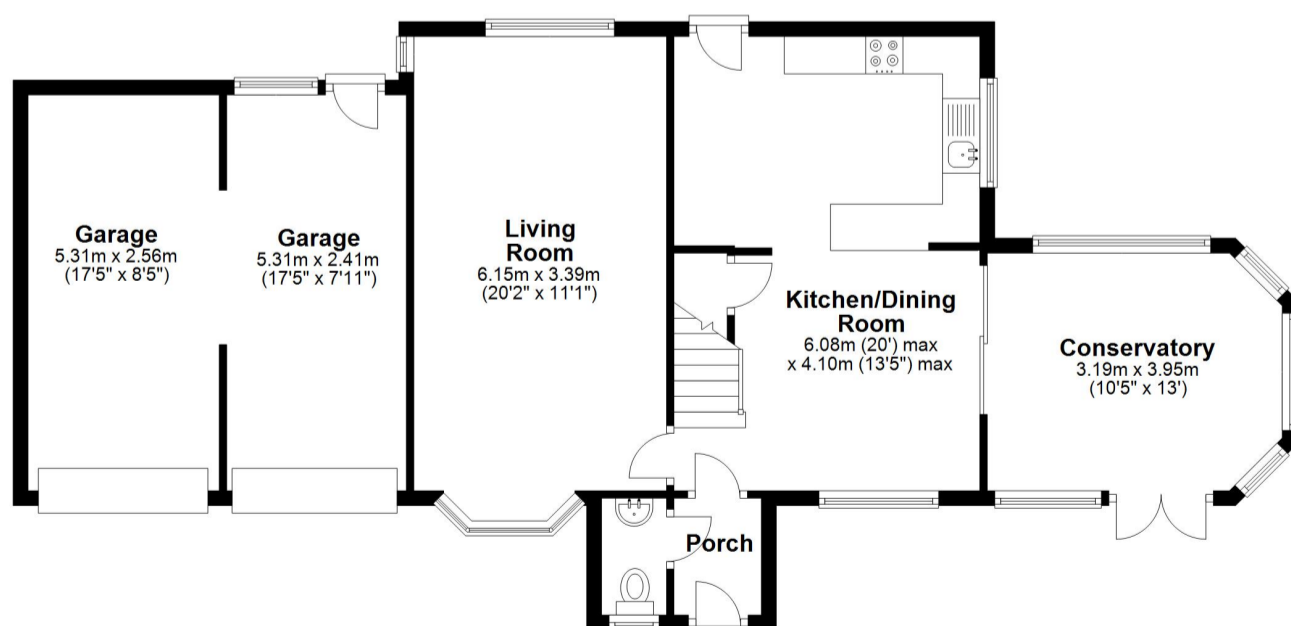
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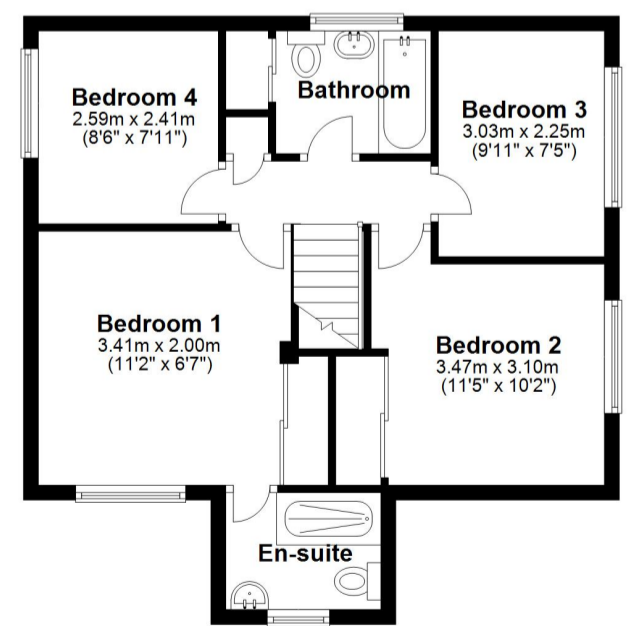
Ground Floor

Approx. 83.3 sq. metres (896.9 sq. feet)



First Floor

Approx. 53.3 sq. metres (574.2 sq. feet)



Total area: approx. 136.7 sq. metres (1471.1 sq. feet)

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.