



10 Armitage Drive, Wantage OX12 8GG  
Oxfordshire, £395,000

Waymark

# Armitage Drive, Wantage OX12 8GG

Oxfordshire

Freehold

**Immaculately Presented Three Bedroom Detached Family Home | Situated Within A Small Select Development In A Pleasant Position | Triple Aspect Living Room & Spacious Kitchen/Dining Room With Useful Utility Cupboard | Built-In Wardrobes To The Master & Second Bedrooms | Cloakroom, Ensuite To Master & Modern Fitted Family Bathroom | Landscaped & Easy To Maintain Rear Garden | Driveway Parking Providing Off Road Parking | Modern & Energy Efficient Home With Solar Panels | No Onward Chain - Viewing Highly Advised!**

## Description

Offered for sale with no onward chain is immaculately presented three bedroom detached family home, situated in a pleasant position within a small select development boasting a delightful outlook.

This modern and energy efficient home briefly comprises on the ground floor of; entrance hall with cloakroom, light and airy triple aspect living room with 'French' doors onto the lovely garden and a spacious kitchen/dining room with useful utility cupboard. To the first floor you will find a landing with large storage cupboard, modern family bathroom with tasteful tiling, and three bedrooms. There are built-in wardrobes to the second bedroom, whilst the master bedroom is complete with built-in wardrobes, ensuite and 'French' doors adding to the light and airy feel and providing a pleasant outlook.

Externally the beautifully landscaped and easy to maintain rear garden includes patio areas to the front and rear of the garden which are perfect for outside seating and entertaining, remainder laid to artificial lawn with harding standing for a shed. There is rear pedestrian gated access which leads to the driveway providing off road parking for 2 cars.

Furthermore, the property is situated on the edge of the popular Market Town of Wantage, close to local amenities, bus routes, schools and a short walk into open countryside.

The property is freehold and is connected to mains gas, electricity, water and drainage. There is gas central heating, uPVC double glazing throughout, solar panels and Nest heating control. The current owners been here since new in May 2020 and there are circa 6 years remaining on the NHBC certificate. There is an annual estate management to pay - please refer to the agent for more details.

## 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



**Waymark**  
**Wantage Office**

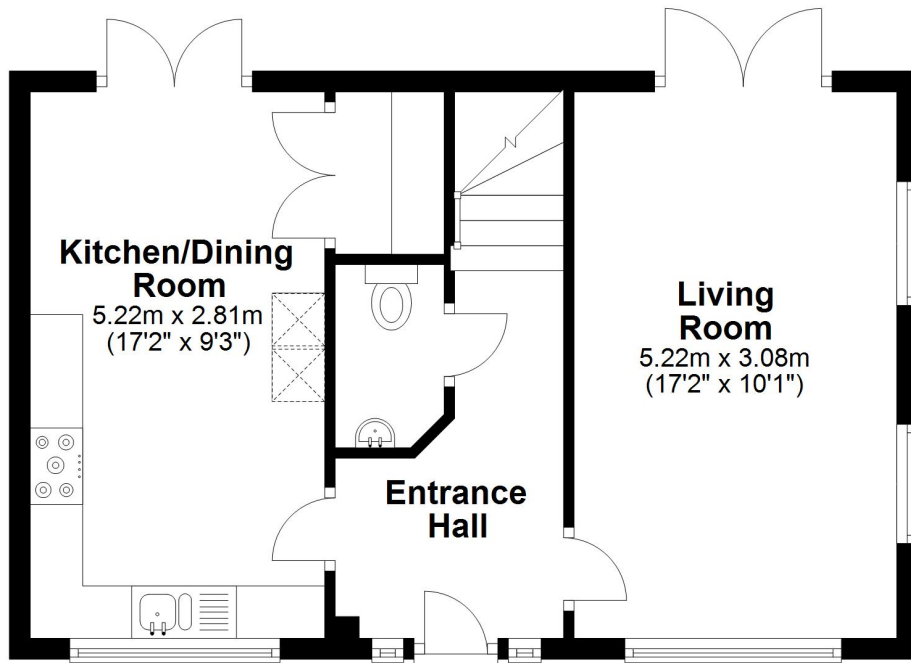
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		93	94
		EU Directive 2002/91/EC	

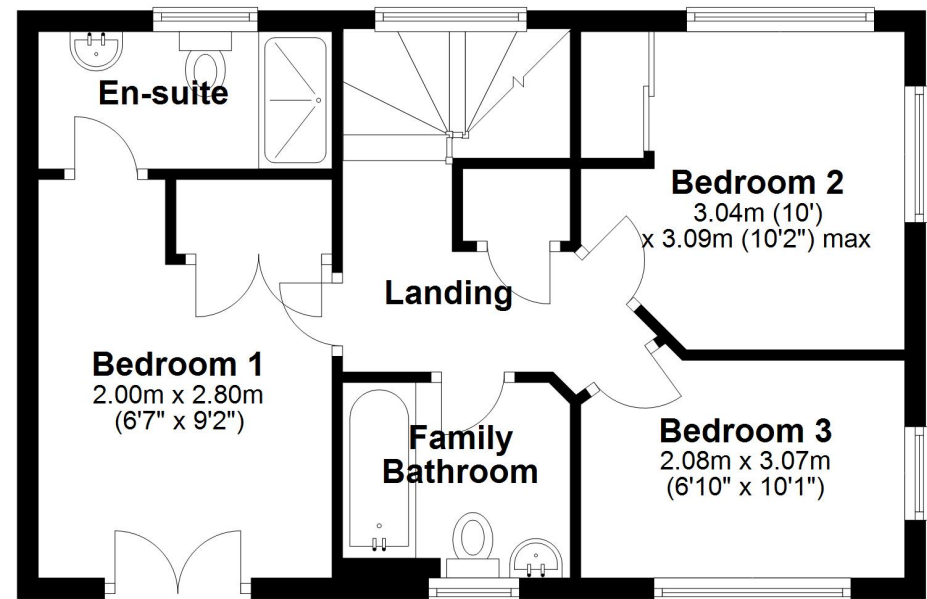
## Ground Floor

Approx. 43.2 sq. metres (464.7 sq. feet)



## First Floor

Approx. 43.2 sq. metres (464.7 sq. feet)



**Total area: approx. 86.3 sq. metres (929.3 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.

