



Lockett Close, Faringdon
Oxfordshire, Offers Over £460,000

Waymark

Luckett Close, Faringdon SN7 7YW

Oxfordshire

Freehold

Detached Family Home | Four Spacious And Light Bedrooms | Two Bathrooms & Downstairs w/c | Two Reception Rooms & Office | Including Beautiful Open Plan Kitchen/Diner/Family Room | Utility Room | Off-Street Parking And Garage | Landscaped And Walled Rear Garden | Fantastic Family Home In Popular Market Town | Close To Amenities And Local Schooling

Description

A fantastic opportunity to purchase this stunning four bedroom detached family home which is situated in a popular location in the sought after market town of Faringdon. The property is only a short walk away from amenities such as local supermarkets, the market place and schooling. The property also benefits from two spacious reception rooms, office, two bathrooms, off-street parking, garage and garden.

This impressive family home is just over one years old and benefits from circa 9 years left of its NHBC warranty. The property comprises; Entrance hall with built-in storage, downstairs w/c, utility room, spacious and modern open plan kitchen/diner/family room complete with built-in appliances and french doors out to the garden, dual aspect sitting room with bay window to front, office, landing, modern family bathroom with both bath and walk-in shower, four light and airy bedrooms, master and second bedroom complete with built-in wardrobes and master with modern en-suite shower room.

Outside there is a driveway leading up to the garage which provides off-street parking for up to three cars. The rear garden is walled and mainly laid to lawn along with a paved patio area which is perfect for outside dining and entertaining. There is side access into the garden from the driveway.

The property is freehold and is connected to mains gas, electricity, water and drainage. There is mains gas central heating and upvc double glazing throughout. This property must be viewed to be fully appreciated.

Location

The historic market town of Faringdon, which dates back to the 12th Century, is located almost equidistant of Swindon and Oxford on the A420 which leads to the A34, M40 and M4. Mainline railway services to London run from Swindon, Oxford City, Oxford Parkway and Didcot Parkway. The town is served by the Stagecoach S6 bus which runs a regular ½ hourly service through much of the day to Swindon and Oxford and the villages en-route. The town itself has a thriving community and amenities such as the leisure centre, library, independent traders, doctors' surgery, two primary schools, and a secondary school. In 2004, Faringdon became the first Fairtrade town in the South East of England. A recent retail development includes a Waitrose and an Aldi supermarket, with further retail planned, in addition to the existing Tesco store.

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		92
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



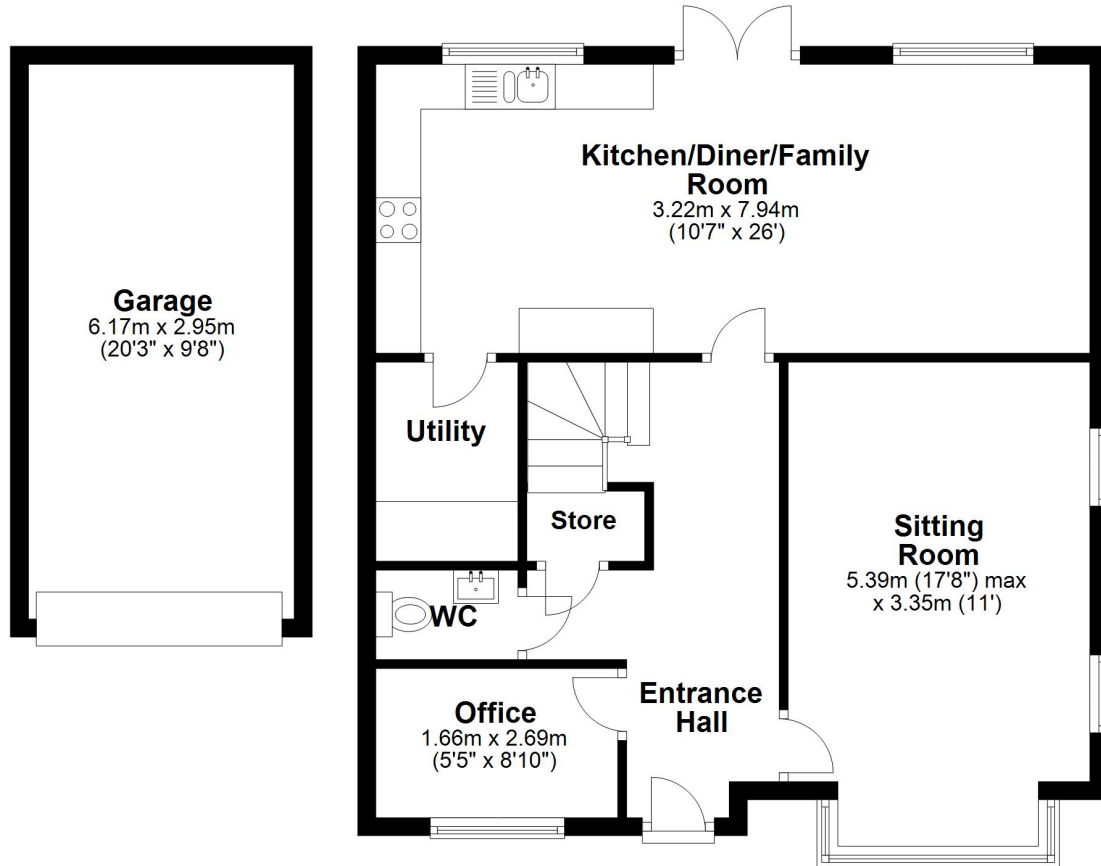
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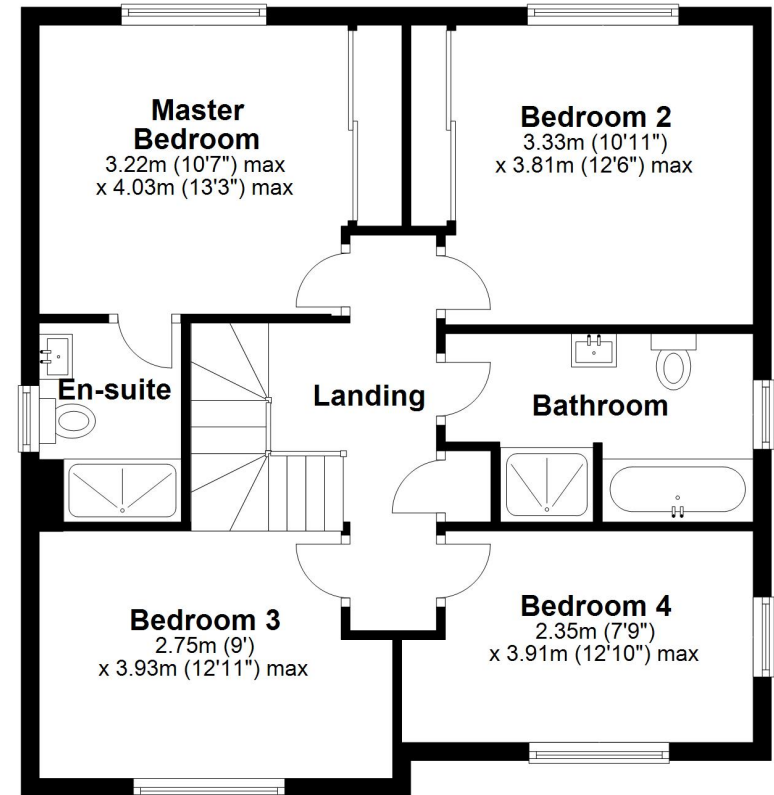
Ground Floor

Approx. 84.0 sq. metres (903.7 sq. feet)



First Floor

Approx. 64.6 sq. metres (694.9 sq. feet)



Total area: approx. 148.5 sq. metres (1598.6 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.

