



3 Albert Beckhelling Drive, Wantage OX12 8GP
Oxfordshire, Guide Price £385,000

Waymark

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Oxfordshire

Freehold

Beautifully Presented Three Bedroom Semi-Detached Family Home | Stunning Kitchen/Dining Room With Built-In Appliances | Dual Aspect Living Room | Utility Room, Ground Floor Cloakroom & Modern Family Bathroom | Three Generous Bedrooms With Ensuite To Master | Well-Tended Enclosed Private Rear Garden | Garage & Driveway Parking For 2 Cars | Superb Well Balanced Accommodation - Viewing Essential

Description

Constructed by Bovis Homes and built to a popular design 'The Cypress', is this larger than average three bedroom semi-detached family home, measuring a spacious c.1293 square feet, which has been well maintained to a high standard by the current owners.

On entering this beautiful property, you are greeted by a light and airy entrance hall giving access to the spacious dual aspect living room and stunning kitchen/dining room. The impressive kitchen/dining room offers ample space for a large dining table and chairs, a central breakfast bar with a range of wall and floor mounted cupboards along with built-in appliances and 'French' doors onto to the garden. The large cloakroom and utility room complete the ground floor accommodation. To the first floor you will find a landing with useful over stairs storage cupboard, modern family bathroom, three generous bedrooms with ensuite to master and built-in wardrobe to bedroom 3.

Externally the property boasts an enclosed rear garden which is screened by Pleached trees to the rear adding to the overall privacy. The well-tended garden is mainly laid to lawn, complemented by flower and shrub borders which extends behind the garage, along with a patio area to the fore which is perfect for outside dining and entertaining. The property boasts a garage and driveway parking directly to the side of the property providing off road parking for 2 cars.

Furthermore, the property is well located within the ever popular Market town of Wantage, close to local amenities. Offering well balanced accommodation through, the property should be viewed internally to fully appreciate all the home has to offer.

The property is freehold and is connected to mains gas, electricity, water and drainage. There is gas central heating and uPVC double glazing throughout. The current owners have enjoyed living here from new in 2019 and there are circa six years remaining on the NHBC certificate.

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: D



Waymark
Wantage Office

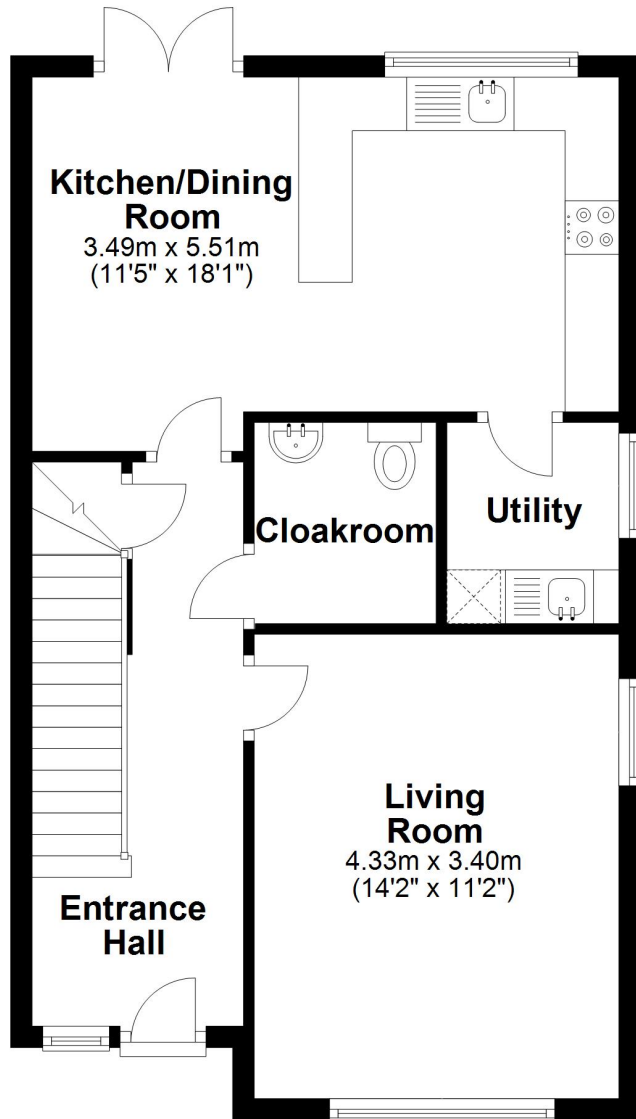
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		95
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

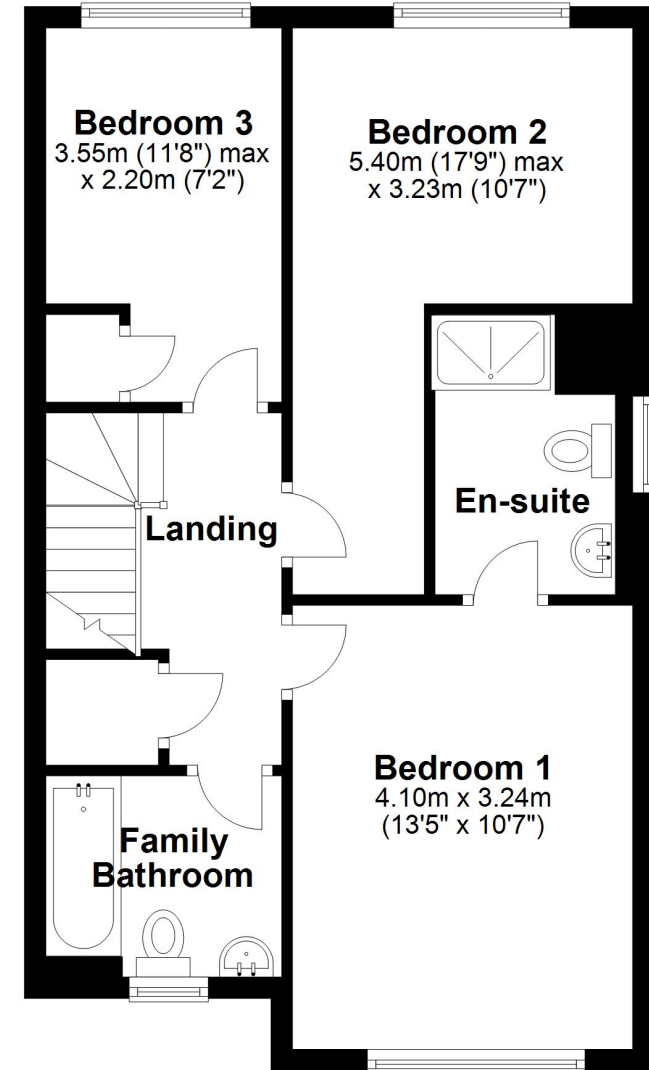
Ground Floor

Approx. 68.8 sq. metres (741.0 sq. feet)



First Floor

Approx. 51.4 sq. metres (552.9 sq. feet)



Total area: approx. 120.2 sq. metres (1293.9 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.

