



32 Mallard Way, Grove, Wantage OX12 0QQ  
Oxfordshire, £310,000

Waymark

# Mallard Way, Wantage OX12 0QQ

Oxfordshire

Freehold

**Well Presented Three Bedroom End of Terrace Family Home | Improved To A High Standard | Beautiful Open Plan Kitchen/Dining Room Through To Conservatory | Light & Airy Living Room With Pleasant Outlook | Modern Fitted Family Bathroom | Enclosed Westerly Facing Rear Garden | Garage In A Nearby Block | No Through Road Location Overlooking Greenery**

## Description

A well presented and much improved three bedroom end of terrace family home situated within a quiet no through road overlooking greenery in the ever popular location of Grove, close to amenities.

The accommodation briefly comprises on the ground floor of entrance hall, living room benefitting from a pleasant outlook, stunning open plan kitchen/dining room opening through to the conservatory with French doors to the garden. The kitchen is complete with grey gloss wall and floor mounted cabinets, useful larder style cupboards, 'Quartz' stone worktop, and built-in appliances to include: Neff double oven with combined microwave, warming drawer, Bosch induction hob, dishwasher, fridge/freezer and washing machine. The first floor consists of a landing, modern fitted family bathroom and three bedrooms with built-in wardrobes to the master.

Externally, the westerly-facing rear garden is mainly laid to lawn with decked area and shrub borders. There is also a garage in a nearby block.

The property is freehold, connected to mains gas, water, electricity and drainage. The property is heated via a gas fired boiler and there is brand new uPVC triple glazing throughout.

## Location

Grove is a large village conveniently located just outside the popular market town of Wantage in the heart of the Vale of White Horse. The village enjoys a wide range of local amenities suitable for everyday needs. There are excellent transport links offering easy access to Wantage (c.1.5 miles), Faringdon (c.10 miles), Oxford (c.15 miles), A34 and A420. Local schooling includes both Millbrook and Grove Church of England primary schools. St Alfred's is the local secondary school and is located in Wantage. Didcot Parkway railway station with fast links to London Paddington (37 minutes) is located just 9 miles away.

## Viewing Information

By appointment only please.

## Local Authority

Vale of White Horse District Council.

Tax Band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		83
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



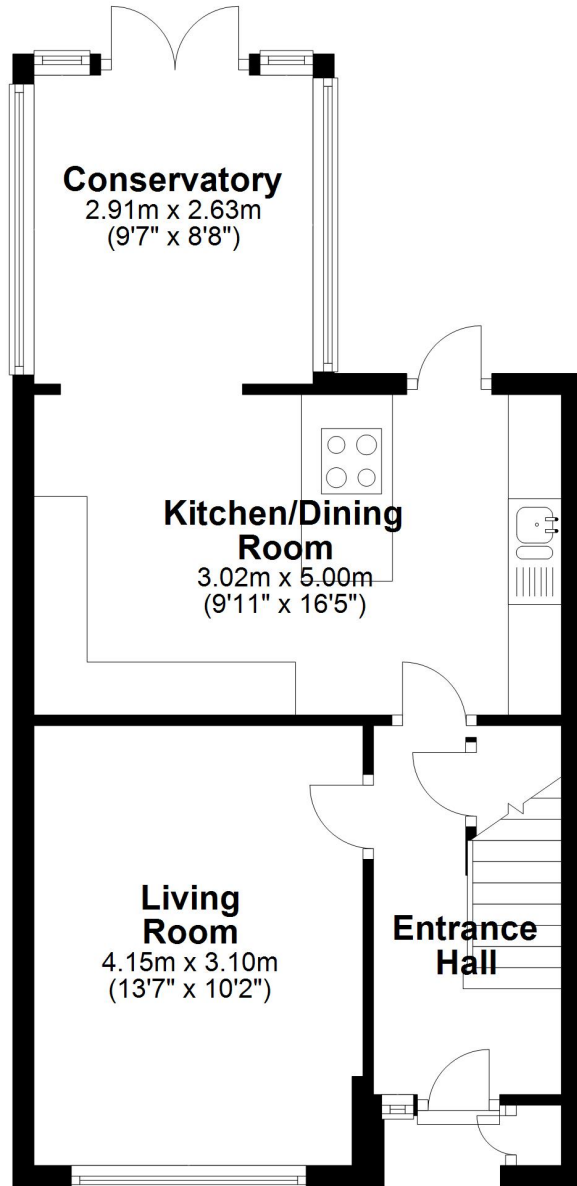
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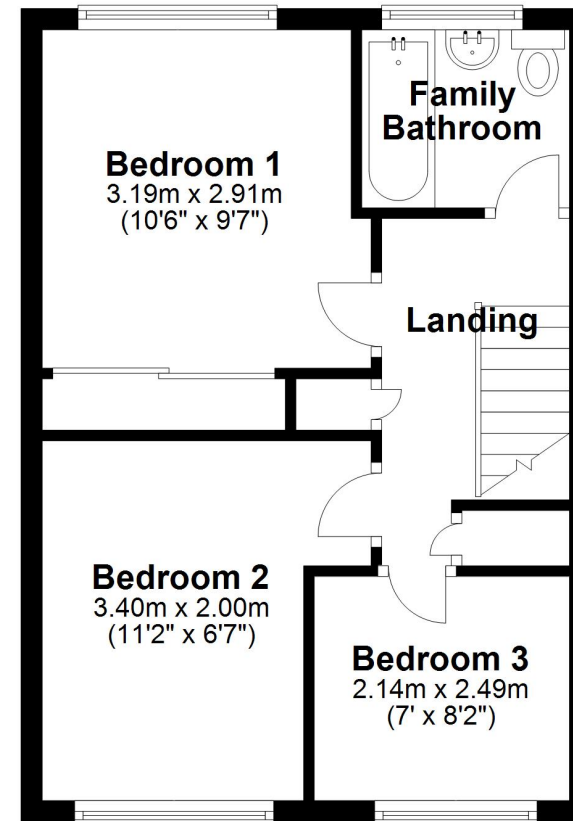
## Ground Floor

Approx. 43.2 sq. metres (464.6 sq. feet)



## First Floor

Approx. 36.4 sq. metres (391.6 sq. feet)



Total area: approx. 79.5 sq. metres (856.2 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.

