



4 Norseman Road, Grove, Wantage OX12 0GB  
Oxfordshire, £260,000

Waymark



# Norseman Road, Wantage OX12 0GB

## Oxfordshire

### Freehold

Stunning One Bedroom Semi-Detached Property With Study | Beautiful Open Plan Living Accommodation | Ground Floor Cloakroom & Modern Family Bathroom | Ideal First Time Buy or Investment Purchase | Well Maintained By The Current Owners - Viewing Highly Advised! | Popular & Convenient Location

#### Description

Representing an ideal first time or investment purchase, is this stunning one bedroom semi-detached property featuring beautiful open-plan ground floor accommodation and a separate study on the first floor. Having been well maintained by the current owner, the property should be viewed to avoid disappointment.

The property briefly comprises of entrance hall, cloakroom and beautiful open plan kitchen/dining/living room. French doors open directly onto the garden, filling the space with natural light and creating a seamless indoor-outdoor flow. The first floor boasts a landing, modern family bathroom, separate study which is currently being used as a bedroom along with a master bedroom thoughtfully designed to include a useful over-stairs storage cupboard and a charming recessed nook—ideal for a wardrobe setup or home office space.

Externally the enclosed rear garden is complete with a patio area ideal for outdoor seating, a central manicured lawn and small patio area to the rear ideal for storage. To the front of the property you will find two allocated parking spaces.

Constructed by Persimmon Homes in 2019, the current owner has enjoyed living here from new and there are circa 4 years remaining on the NHBC certificate.

Furthermore, the property is conveniently located within Grove, close to local amenities, bus routes and schooling. Additionally, there is easy access into Wantage Market Town for more amenities.

Material Information: The property is freehold and is connected to mains gas, electricity, water and drainage. There is gas central heating and upvc double 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.

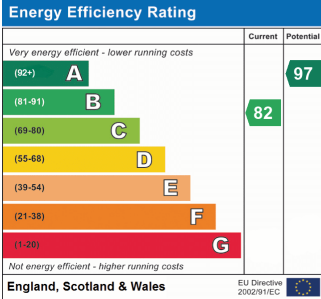
#### Viewing Information

By appointment only please.

#### Local Authority

Vale of White Horse District Council.

Tax Band: B

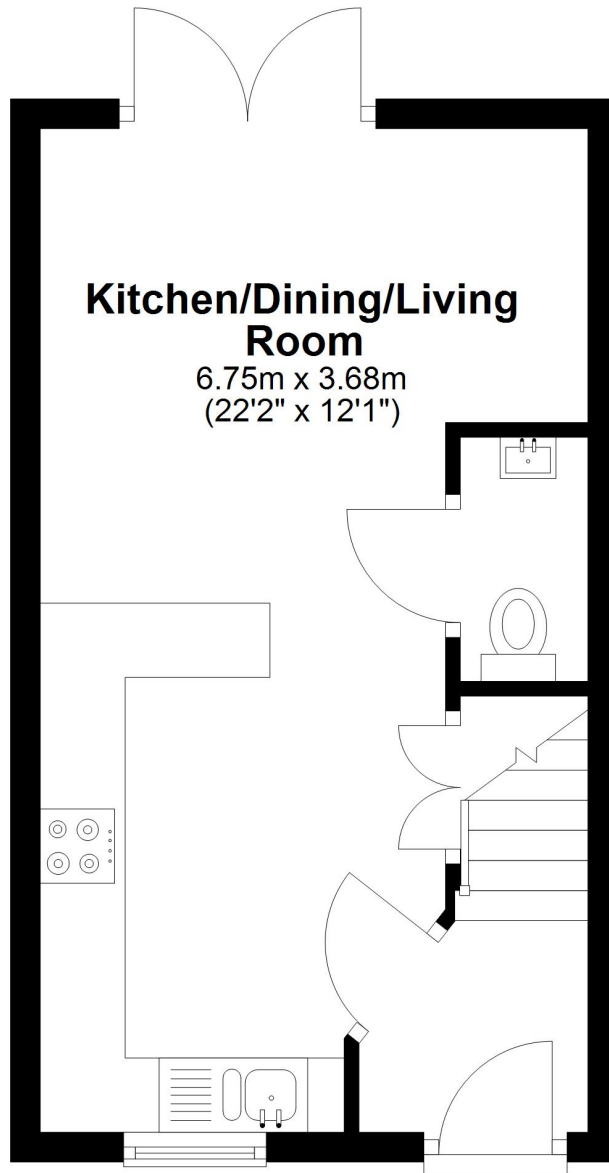


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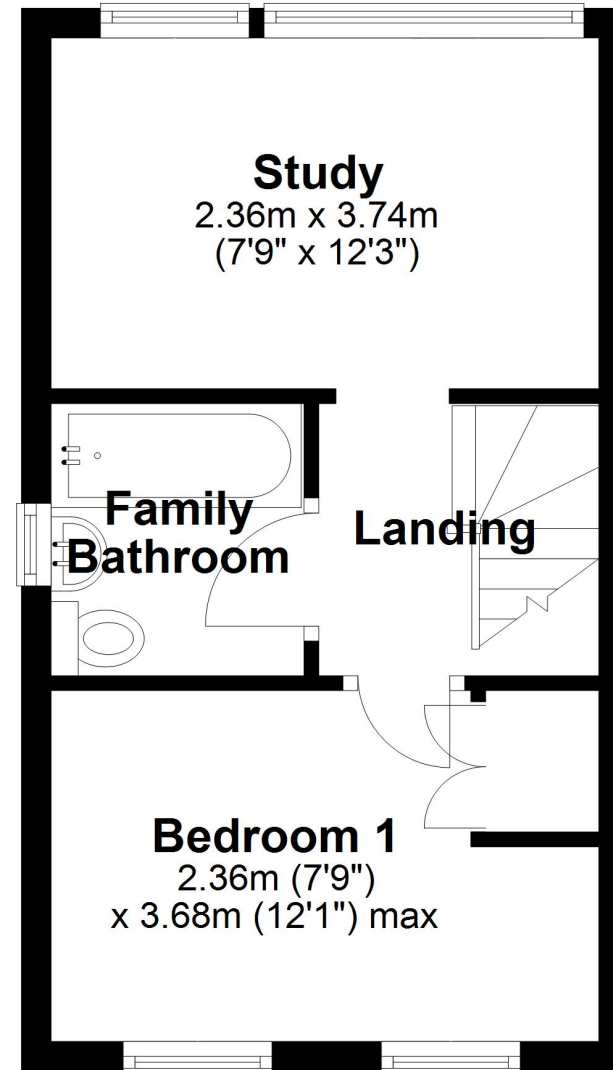
## Ground Floor

Approx. 24.8 sq. metres (267.4 sq. feet)



## First Floor

Approx. 25.0 sq. metres (268.9 sq. feet)



**Total area: approx. 49.8 sq. metres (536.3 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.

