



8 Armitage Drive, Wantage OX12 8GG  
Oxfordshire, £370,000

Waymark



# Armitage Drive, Wantage OX12 8GG

Oxfordshire

Freehold

**Truly Immaculate Three Bedroom Semi-Detached Family Home | Spacious Ground Floor Accommodation & Generous Bedrooms | Utility Room & Cloakroom | Ensuite, Built-In Wardrobes & Large Over Stairs Storage To Master | Enclosed Well-Tended Rear Garden Which Is of A Good Size | Driveway Parking Directly To The Side of The Home For 2 Cars | Exclusive Development Within Wantage | Well Maintained Throughout!**

## Description

Built to a popular design, is truly immaculate three bedroom semi-detached family home situated in an exclusive no through development within the ever popular Market Town of Wantage. Having been well maintained by the current owners, the property should be viewed internally to fully appreciate.

The light and airy accommodation briefly comprises of entrance hall, cloakroom, utility room, spacious living room with useful under stairs storage cupboard and a stunning and spacious kitchen/dining room. The kitchen is complete with ample wall and floor mounted cabinets along with built-in appliances to include a dishwasher, oven and four ring gas hob. Spaces for the washing machine and tumble dryer can be found in the utility. The dining area boasts ample space for a large dining table and chairs with 'French' doors onto the lovely garden flooding the room with natural light. To the first floor you will find a landing, modern family bathroom, three generous bedrooms with ensuite and built-in wardrobes to master bedroom along with a large over stairs storage cupboard.

Externally the property boasts an enclosed beautifully landscaped rear garden which is of a good size for a property of this type. The well-tended rear garden includes a good size patio area which is perfect for outside dining and entertaining, remainder mainly laid to lawn complemented by flowers and shrub borders with hard standing for a shed. Directly to the side of the property there is driveway parking for two vehicles.

Furthermore, the property is constructed by St Mowden Homes and is well located within in a private development made up of only three roads, with easy access to local amenities.

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 March 2020 and there are circa six years remaining on the NHBC. There is a management fee to pay of circa £93 a quarter.

## 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	83	
(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	



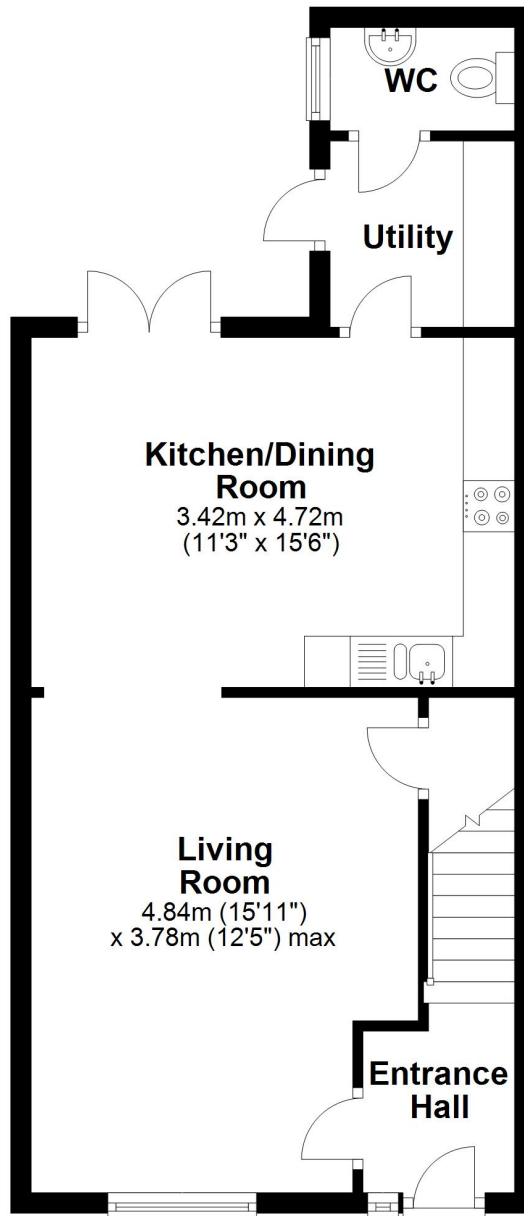
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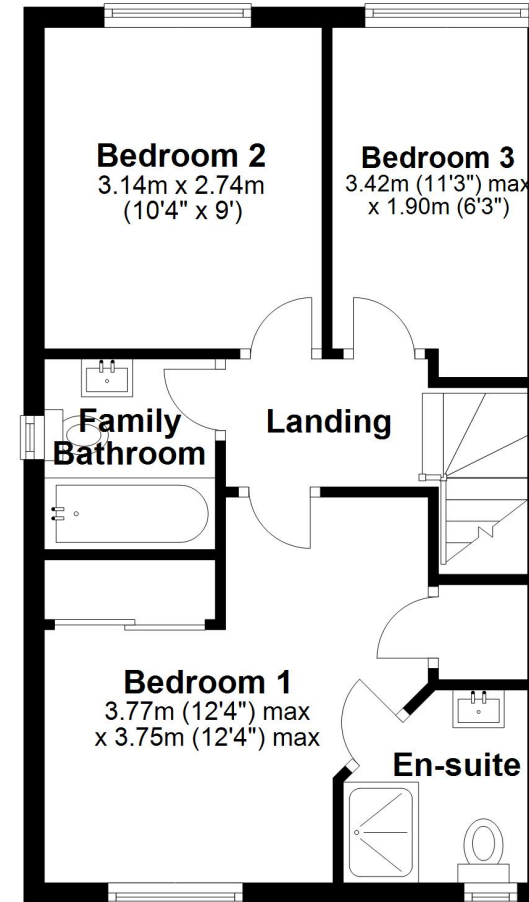
## Ground Floor

Approx. 44.9 sq. metres (483.5 sq. feet)



## First Floor

Approx. 39.5 sq. metres (425.4 sq. feet)



Total area: approx. 84.4 sq. metres (908.9 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.

