



16 Goodlake Avenue, East Challow, Wantage OX12 9BF  
Oxfordshire, Guide Price £360,000

Waymark

# Goodlake Avenue, Wantage OX12 9BF

Oxfordshire

Freehold

**Immaculate Two Bedroom Semi-Detached Home | Kitchen/Dining Room With Feature 'Bay' Window & Spacious Living Room | Large Master Bedroom With Ensuite & Built-in Wardrobes | Good Size Second Bedroom | Beautifully Landscaped Split Level Rear Garden | Driveway Parking For 3 Cars | No Onward Chain - Viewing Highly Advised! | Popular Development With East Challow**

## Description

Built to the popular 'Elmswell' design by Messrs Crest Nicholson, is this beautiful and immaculately presented two bedroom semi-detached home situated in the popular Fullers Grove development within East Challow. Offered for sale with NO ONWARD CHAIN and having been maintained to an exceptionally high standard by the current owners, the property should be viewed internally to fully appreciate all there is to offer.

The light and airy property briefly comprises on the ground floor of: entrance hall, cloakroom, good size kitchen/dining room with feature 'bay' window and spacious living room with 'French' doors onto the lovely garden. The first floor consists of landing, modern family bathroom, superb master bedroom with large built-in wardrobes and ensuite along with a generous second bedroom.

Externally, the beautifully landscaped and well-tended enclosed rear garden has been cleverly divided into three areas which include, a patio area to the fore which is perfect for outside dining whilst catching the morning sun with remainder laid to lawn. Divided by pleasant trellis fencing via a garden gate is a large area laid to stone chippings, interspersed with raised vegetable patches and hard standing with a shed. Steps lead to the rear of the garden which benefits from pretty flowers and shrubs borders with a path leading to a decking area to benefit from the evening sun. Additionally, directly to the side of the property is a private driveway providing off road parking for 3 cars.

The property is freehold and is connected to mains gas, electricity, water and drainage. There is gas central heating and uPVC double glazing throughout. Furthermore, the property was constructed in 2021 with circa 7 years remaining on the NHBC. There will be a management fee of c.£362 per annum, however, this is not set up yet.

## Location

East Challow is situated 1 mile to the west of Wantage, within the Vale of White Horse and with footpath access to the town. The village boasts a popular primary school with an attached pre-school, village hall, church and popular cricket club. The adjacent market town of Wantage is steeped in history through its association with King Alfred the Great, and offers a comprehensive range of amenities including major high street retailers, supermarkets, leisure and recreational facilities, as well as the weekly market in the square. Further information on the town can be found at [www.wantage.com](http://www.wantage.com). The town is well provided with schools, both at primary and secondary level and there are a number of excellent public schools within the area. Wantage has excellent road links to the A34 via the A417, which in turn leads north to Abingdon c.10 miles, Oxford c.17 miles (M40) and to the south M4 J14 (c.9.4 miles). Didcot is situated to the East and provides a main line rail service to London (Paddington c.45mins).

## Viewing Information

By appointment only.

## 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>		96
(81-91)	<b>B</b>	83	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(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	



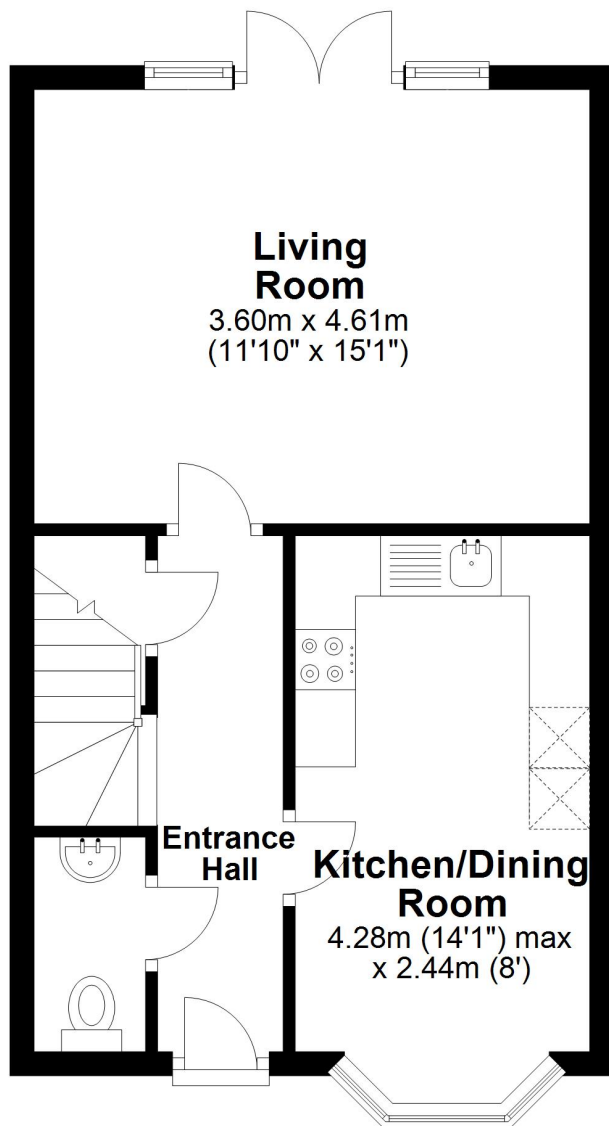
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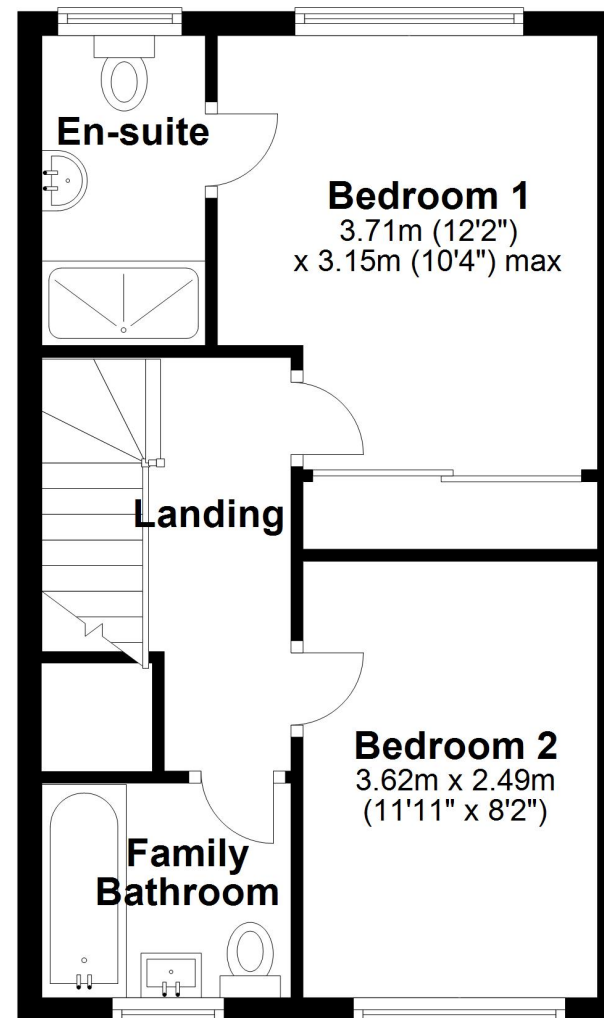
## Ground Floor

Approx. 37.0 sq. metres (397.8 sq. feet)



## First Floor

Approx. 37.4 sq. metres (402.9 sq. feet)



**Total area: approx. 74.4 sq. metres (800.6 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.

