



FREEHOLD GUIDE PRICE
£400,000
77 Diamond Drive
Didcot OX11 6FH



Built by Bellway Homes in 2019 is this beautifully presented three-storey, three-bedroom semi-detached family home, situated within on the Brunel Rise development, boasting a garage and driveway parking along with open plan kitchen/dining room.

- Open plan kitchen/dining room
- Spacious living room with French patio doors
- Larger than average private rear garden

- Downstairs WC
- Three well-proportioned bedrooms
- Garage and driveway parking



SITUATION

Great Western Park development, set in the vibrant town of Didcot comprises a fantastic selection of newly built homes with a wide range of facilities and services. These include transport (regular shuttle buses to Didcot town and train station), schools, shops, sports pitches, play areas, community centre, a health facility, and a new district centre.

The town of Didcot has excellent road links to the A34 which in turn lead to the M40 in the north and the M4 in the south. There is also an excellent mainline train service into London Paddington, approximately 45 minutes.

DESCRIPTION

This beautifully presented, three-storey, three-bedroom family home was constructed by Bellway Homes in 2019 and is situated within walking distance to local schools and shops along with having country walks on the doorstep. The ground floor boasts a spacious and modern fitted kitchen/dining room with integrated fridge/freezer, and with plenty of space for additional appliances along with a generous living room at the rear. On the first floor, you'll find two bedrooms and a contemporary family bathroom. The top floor is dedicated to the master suite, complete with built-in wardrobes and an en-suite shower room.





OUTSIDE

To the rear of the property is a private rear garden which is mostly laid to lawn and benefits for direct access to the garage along with side access to the driveway parking.

SERVICES AND MATERIAL INFORMATION

All mains services are connected.

Council tax band: C

EPC rating: B

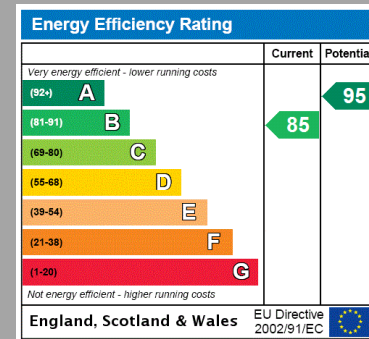


77 Diamond Drive, Didcot, OX11 6FH



APPROX GROSS INTERNAL FLOOR AREA: 1082 sq. ft / 101 sq. m

This floor plan is an approximation of measurements, existing structure and fixtures, and is provided for your convenience and visual reference only. While every effort towards accuracy has been made SPS, nor its agents or employees can be made liable about the information presented in this floor plan. The buyer or tenant should always confirm measurements using their own sources prior to buying/renting as this floor plan is designed for layout and approximate measurements only. (c) Streamline Property Services. Check Re drawn from another plan



Church Robinson
The Old Post Office
6 Foxhall Road
Didcot OX11 7AA

01235 816222
sales@churchrobinson.co.uk
www.churchrobinson.co.uk

If there are any queries in relation to these property particulars, please contact this office to check the information. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. The Jones Robinson Group and the vendors of this property give notice that:

1) The sales particulars are intended to provide accurate and reliable information regarding the property for the guidance of intending purchasers. Whilst all descriptions, reference to condition, dimensions, areas, and measurements are believed to be accurate any intending purchasers should not rely on them as statements of fact and must satisfy themselves by inspection as to their correctness. 2) The particulars do not constitute part of an offer or contract with prospective purchasers. 3) All curtains, carpets, blinds equipment, light fittings and fixtures are deemed to be removable by the Vendor unless specifically negotiated with the sale of the property. 4) No person in the employment of the Jones Robinson Group has any authority to make or give representation or warranty whatsoever in relation to this property on behalf of the Jones Robinson Group, nor enter into any contract on behalf of the vendor. 5) We offer a wide range of services through third party providers including solicitors, mortgage providers, EPC suppliers and other contractors. You are under no obligation to use these services and it is Your discretion whether You choose to deal with these providers or use Your own preferred supplier. Our mortgage provider pays us a referral fee, the amount of which varies depending on the individual mortgage, however, the average fee received by us is £256.88 per referral (based on total referrals across all Jones Robinson offices in 2023). Our recommended mortgage provider is Bates Wilcox. For referrals to our recommended conveyancing firm, the average referral fee is £300 per referral (based on total referrals across all Jones Robinson offices in 2023). Our recommended conveyancing firm is The Live Organisation. Our contractors (including EPC providers) pay Us an average fee of £25 per referral (based on total Jones Robinson Group referrals in 2023). Full details of our referral fees are listed on our website.

