



52 Badgers Drive, Wantage, OX12 9WJ

Guide Price £379,950 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

A beautifully presented three-bedroom semi-detached family home with a spacious living area set in an ideal location on the edge a small development with Wantage town centre nearby.

This lovely family home comprises spacious entrance hall with WC. The modern kitchen has a range of wall and floor units with integrated appliances and space for a dining table, in addition to double French doors opening to the rear garden. The sitting room has a triple aspect allowing in plenty of light, with a further set of French doors leading into the rear garden.

To the first floor is a sizable master bedroom with en-suite and built in storage. The second bedroom is also a good size double and the third would make an ideal office space or single bedroom. The stylish family bathroom is modern and functional with shower over the bath.

The private rear garden has a large patio with the remainder laid to lawn, and an additional patio area creates a great space for summertime entertaining. There is also a side access gate to the driveway and garage. To the front, the property is bordered by a low hedge with a path to the main entrance.

Estate maintenance charge - £288 p annum

Some material information to note: Freehold property. Gas central heating. Mains water, mains electrics and mains drains. Ofcom checker indicates standard and ultrafast broadband is available at this postcode. Ofcom checker indicates mobile availability is available with all providers. The government portal generally highlights this as a very low flood risk postcode. We are not aware of any planning permissions in place which would negatively affect the property.





Key Features

- Three bedroom semi detached
- Private rear garden
- Garage and driveway
- Modern Kitchen / Dining Room
- Ensuite to master bedroom
- Family bathroom
- Spacious Sitting Room
- Council Tax Band D; EPC Rating B

The Location

Wantage is a historic town situated within the Vale of White Horse. The town is believed to date back to Roman times and is mentioned in the Domesday Book of 1086. It is famed as the birthplace of King Alfred the Great. The town offers schooling for all ages a range of shopping and leisure facilities as well as a market on a Wednesday and Saturday. Wantage has excellent commuting links via the A34 with the M40 in the north and the M4 in the south. Didcot c.9 miles offers a fast service to London Paddington c.40 minutes.



**Approximate Gross Internal Area 964 sq ft - 90 sq m
(Excluding Garage)**

Ground Floor Area 482 sq ft – 45 sq m

First Floor Area 482 sq ft – 45 sq m

Garage Area 198 sq ft – 18 sq m



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