



6 Crookdale Beck, Didcot, OX11 7US

£560,000 Freehold

THOMAS
MERRIFIELD
SALES LETTINGS



The Property

Offered to the market with no onward chain is this spacious four bedroom detached family home situated at the end of a cul-de-sac on the popular Ladygrove development.

The property comprises of, entrance hallway, study, cloakroom, good sized kitchen with side door, spacious living room and dining room which leads through to a conservatory. On the first floor there are four bedrooms with en-suite shower room and built in wardrobes to the principal bedroom and a family bathroom. Other benefits include a private and enclosed rear garden, ample driveway parking and a double garage with light and power. For the size and location to be fully appreciated a viewing is highly recommended.

Material information to note:

Tenure: Freehold

The property is of a brick build construction and is connected to mains gas, electric, water and drainage. According to Ofcom, there is up to ultrafast broadband available at the property (checker.ofcom.org.uk). According to Ofcom there is good coverage on a range of phone providers (checker.ofcom.org.uk). According to GOV.UK flood risk, there is a low flood risk at the property. Properties built or renovated pre-1999 may contain asbestos in certain building materials e.g. Artex, vinyl tiles, sheet boards and corrugated roofing, pipework and lagging/insulation. These are generally considered safe unless disturbed but prospective buyers must take their own advice. We have not carried out a survey but please note that the property has Artex ceilings. For any further information relating to 'The Register of Title' then please contact the estate agent.





Key Features

- Offered to the market with no onward chain.
- Four bedroom detached family home.
- En-suite shower room and built in wardrobes in principal bedroom.
- Double garage with light and power.
- Ample driveway parking.
- Four reception rooms including dining room, living room, study and conservatory.
- Tenure - Freehold.
- Council Tax Band E.
- EPC Rating: D

The Location

Didcot offers comprehensive leisure and sporting facilities for all ages with the Orchard Centre shopping complex with multiplex cinema, Cornerstone art centre and various cafes and restaurants. 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 approx. 40 minutes.



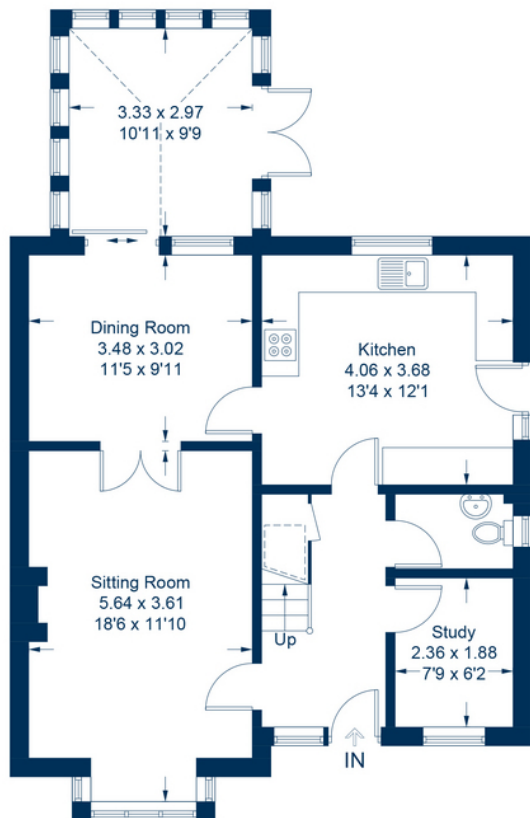
Thomas Merrifield and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.

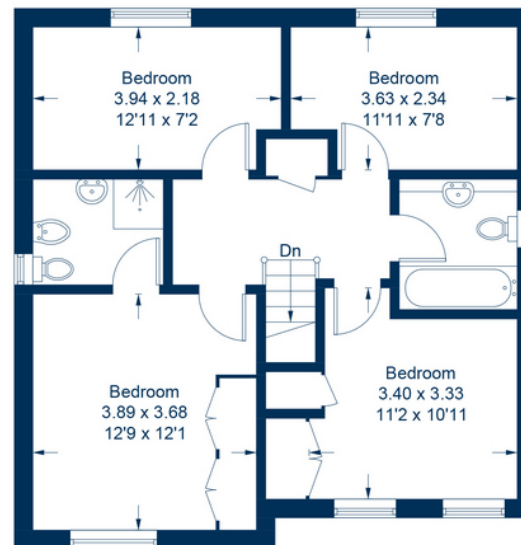
2. Any areas, measurements or distances are approximate.

The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Thomas Merrifield have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

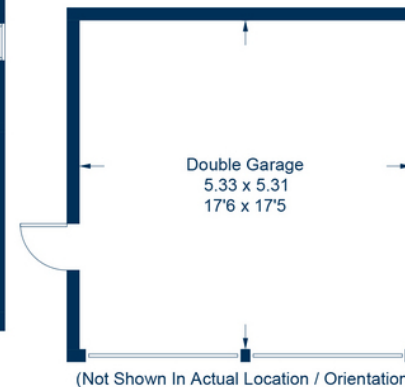
Approximate Gross Internal Area
Ground Floor = 73.5 sq m / 791 sq ft
First Floor = 61.1 sq m / 658 sq ft
Garage = 28.3 sq m / 305 sq ft
Total = 162.9 sq m / 1,754 sq ft



Ground Floor



First Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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