

THOMAS  
MERRIFIELD  
FOR SALE  
01235 811776



**1 Viking Drive,  
Didcot, Oxfordshire, OX11 9RD**

A rarely available and beautifully presented four bedroom detached family home with double garage, manicured rear garden and impressive kitchen diner located in this cul-de-sac location on the Fleet Meadow development.

The accommodation comprises entrance hall with engineered oak floor, cloakroom, large lounge with open fire, and refitted shaker style kitchen-diner. On the first floor there is a refitted family bathroom and four bedrooms; the master with lovely refitted en-suite shower room & fitted wardrobes. To the front and side of the property is a lawn and double driveway which leads to a double garage with light & power. Finally, to the rear; there is a manicured garden with patio and side access. For the property to be fully appreciated; viewings are highly recommended.

The town of Didcot offers comprehensive leisure and sporting facilities for all ages, and has a shopping complex which opened in 2005, named the Orchard Centre, 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 from Didcot Parkway, (approx. 40 minutes).





- Beautifully presented four bedroom detached family home
- Double driveway & double garage
- Modern shaker style kitchen-diner
- Impressive lounge with open fire running the length of the house
- En-suite to principal bedroom
- Cul-de-sac location
- Local Authority: South Oxfordshire District Council
- Council Tax Band: E
- Tenure: Freehold

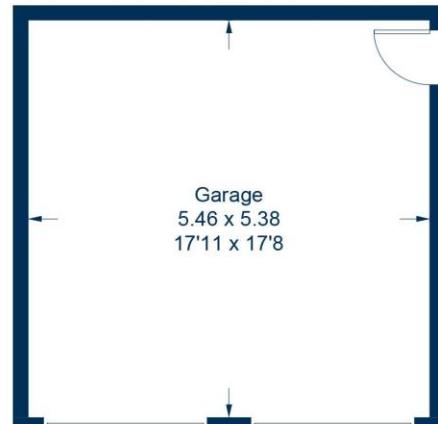
Approximate Gross Internal Area  
 Ground Floor = 51.1 sq m / 550 sq ft  
 First Floor = 51.9 sq m / 559 sq ft  
 Garage = 29.4 sq m / 316 sq ft  
 Total = 132.4 sq m / 1,425 sq ft



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SALES LETTINGS

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(Not Shown In Actual Location / Orientation)



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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