



33 Abbey Brook, Didcot, Oxfordshire, OX11 7FY

An impressive & distinctive 2 bedroom house quietly situated in a cul de sac location within the ever popular Ladygrove development.

Built by Croudace Homes approximately 20 years ago this particular design features an en-suite shower room to the master bedroom, an adjacent garage with light and power and access door to the fully enclosed West facing garden with feature sun deck. Other parts of note include UPVC double glazed windows, gas fired central heating, a re-fitted kitchen and recently updated en-suite shower room.

Abbey Brook is a small cul de sac off Dart Drive within Ladygrove. Facilities include local schools (Ladygrove Park Primary School catchment) Nursery, parade of shops, Willowbrook Leisure Centre and a family pub. Central Didcot, The Orchard Centre and Didcot Parkway are within 1 mile of Abbey Brook.

**THOMAS
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SALES LETTINGS

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Price £318,000



Approximate Gross Internal Area
 Ground Floor = 34.6 sq m / 372 sq ft
 First Floor = 34.1 sq m / 367 sq ft
 Garage = 13.8 sq m / 148 sq ft
 Total = 82.5 sq m / 887 sq ft



- 2 double bedrooms
- Re-fitted kitchen with built-in oven & hob
- UPVC double glazed windows
- Garage adjacent with light & power
- Re-fitted en-suite shower
- Family bathroom
- Additional driveway parking
- West facing good sized gardens
- Sun deck
- Local Authority: South Oxfordshire District Council
- Council Tax Band: C
- Tenure: Freehold



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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