

PROPERTY AGENTS

**JP**Knight



Norries Drive, Wallingford OX10 8JT





## Norries Drive, Wallingford

In a delightful position overlooking a green to the front and with views across open farmland at the rear, an attractive semi-detached family home. It comprises three bedrooms and a refitted shower room to the first floor whilst the ground floor has 2 reception rooms, a kitchen and, to the side, two storerooms.

The property also has a garage in a nearby block and has parking permits for the communal parking area in front of the green. The rear garden extends to approximately 66' and enjoys a high level of seclusion. The house is just 0.7 of a mile from the town centre.



## Tenure - Freehold

### Accommodation

The property is double glazed with gas central heating to radiators.

Entrance Hall: Wood style floor, radiator, stairs to landing with cupboard under.

Sitting Room: 14'2 x 10'5 Feature tiled fireplace with electric fire, double glaze picture window to front.

Dining Room: 11'4 max by 10'11 Sliding patio doors to garden, radiator.

Kitchen: 10'8 x 9'3 Featuring a window overlooking the garden, range of storage units with worktops and stainless steel sink. Space for fridge washing machine and cooker with gas and electric cooker points. Radiator and larder cupboard.







Store 1: 7' x 6'10 Door to front, gas boiler, cupboards.  
 Store 2: 9'10 x 6'9 Door and window to garden.

Stairs to Landing: Window to side, loft access, airing cupboard.

Bedroom 1: 11'2 x 10'7 View across the green to the front, cupboard and radiator.

Bedroom 2: 12'8 x 8'8 Picture window overlooking the garden and farmland beyond, wardrobe.

Bedroom 3: 9'2 x 7'6 Window to the front over-stair bulkhead and storage cupboard.

Shower Room: Refitted with a white suite including wide tiled shower cubicle and Mira shower unit with glazed screen, handbasin and low level WC. Tiled walls and windows to rear and side, chrome radiator.

To the front the property is approached across an attractive open green and has two parking permits for the parking area to the front.

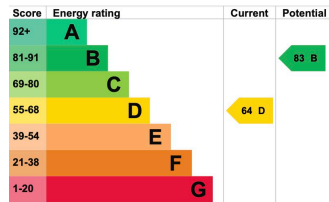
Garage in a nearby block.

Rear Garden: A lovely feature, extending to approx. 66' with views across farmland at the rear. Predominantly set to lawn with a paved terrace, flowerbeds and path to the greenhouse at the rear.

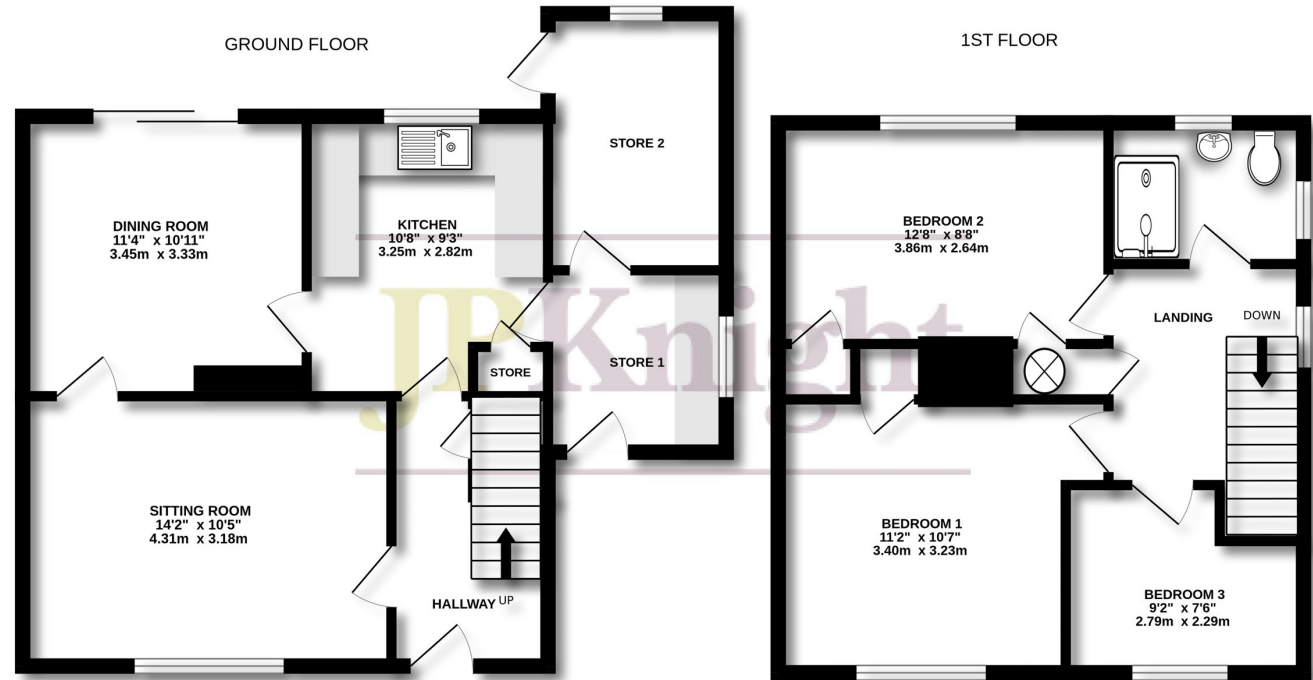


**Directions:**

Proceed north from our offices via St Martins Street to the crossroads by Waitrose. Turn left at the traffic lights into High Street. Just after the mini roundabout turn right into St Georges Road. After the school turn first right into Blackstone Road, the first left is Norries Drive, the property is on the left on the green.



**Important Information:** All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



TOTAL FLOOR AREA : 958sq.ft. (89.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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