



28 Norris Close, Abingdon OX14 2RL

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## 28 Norris Close

Impressive larger design of modern four bedroom detached family home offering many features including very large living room, well equipped kitchen and separate dining room with double doors leading to gardens, situated in a desirable end of cul-de-sac North Abingdon location, close to many nearby amenities including excellent schooling.

### Location




28 Norris Close is situated in a desirable cul-de-sac location within the popular North Abingdon Peachcroft development offering easy pedestrian access to many nearby amenities. The property is a short drive from the A34 intersection leading to many important destinations north and south including Oxford city (circa. 6 miles). For railway commuters, Radley railway station is a short drive, as is Didcot mainline railway station, which provides an easy route to London.

### Directions what3words – notice.angel.digits

Leave Abingdon town centre using Stratton Way and via left onto The Vineyard. Continue across the mini-roundabout onto the Oxford Road and at the following large roundabout turn right onto Twelve Acre Drive. Take the third turning on the right hand side onto Peachcroft Road and then the third turning on the left hand side onto Norris Close where No. 28 is clearly indicated by the for sale board.



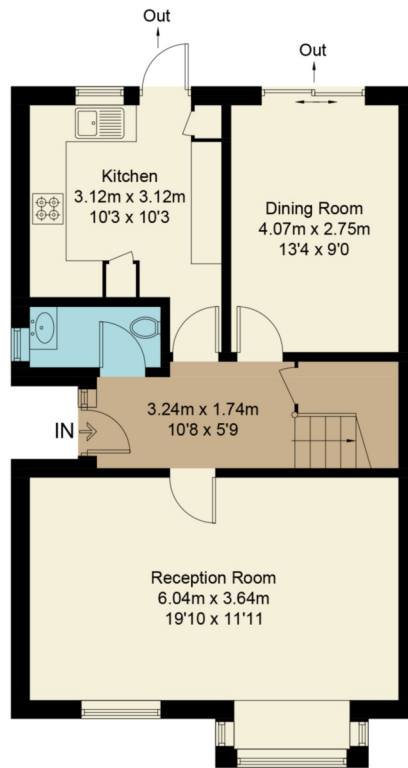
- Inviting entrance hall with cloakroom off
- Very large front living room, well equipped kitchen and separate dining room with double glazed sliding patio doors to rear gardens
- The kitchen and separate dining room could easily be combined to provide large open plan lifestyle room overlooking the rear gardens
- Master bedroom with en-suite shower room with white suite and second good size double bedroom with fitted wardrobe cupboards
- Two further spacious bedrooms complemented by fully tiled family bathroom with white suite
- PVC double glazed windows and mains gas radiator central heating
- Front gardens providing embossed hard standing parking facilities for several vehicles leading to garage
- Well maintained rear gardens featuring decked terrace, lawn and wooden garden store - the whole enclosed by trees, shrubbery and fencing

4		bedrooms	Council tax band	E
2		receptions	Tenure	Freehold
2		bathrooms	EPC rating	D

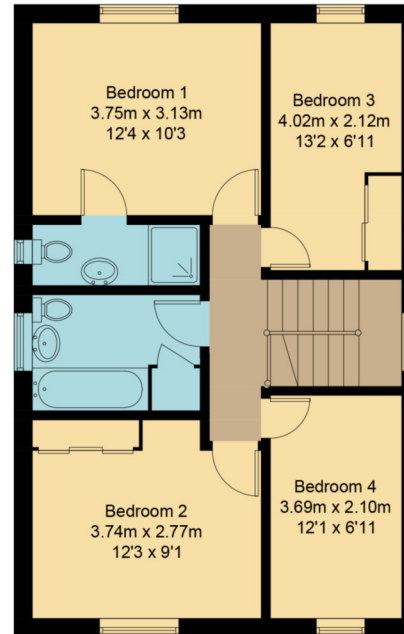


## Norris Close, OX14

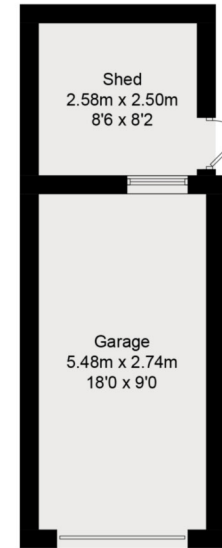
Approximate Gross Internal Area = 118.0 sq m / 1270 sq ft  
Garage = 15.3 sq m / 165 sq ft  
Total = 133.3 sq m / 1435 sq ft  
Shed = 6.6 sq m / 71 sq ft



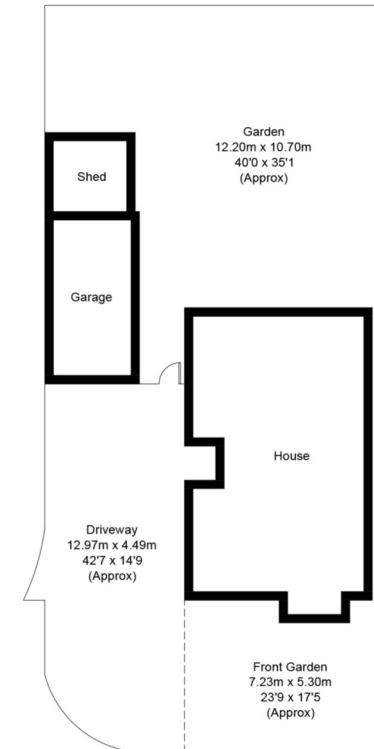
**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)



Floor plan produced in accordance with RICS Property Measurement Standards.  
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