



nichecom  
DRAFT COPY FOR PROOFING PURPOSES ONLY

ELY CLOSE



27 Ely Close, Abingdon OX14 5PU

**Hodsons**  
...your move, our passion

## 27 Ely Close

**Stunning detached family home offering an impressive contemporary lifestyle, including stylish refitted kitchen with spectacular vaulted ceiling over, partly open plan to flexible dining/family areas which in turn leads to large double glazed conservatory providing attractive views over the southerly facing rear gardens complemented by glass vaulted ceiling, well situated in a quiet cul-de-sac position.**

### Location

27 Ely Close is well-situated in a corner plot position within this very pleasant cul-de-sac location within this popular development and offers easy access to nearby amenities including the thriving market town centre. There is a quick route onto the A34 intersection leading to many important destinations north and south including Oxford city (circa. 6 miles) and Didcot (circa. 8 miles) with its useful mainline railway station to London Paddington.

### Directions what3words – festivity.jazzy.intensely

Leave Abingdon town centre using Ock Street and turn left at the roundabouts onto the Drayton Road. Proceed across the roundabout and turn right at the next roundabout onto Mill Road. Take the first turn on the right onto Francis Little Drive, and then the first turn on the left onto Medlicott Drive. Turn right onto Nash Drive then left onto Orpwood Way. Turn left onto Ely Close where No. 27 is the first property on the right hand side, clearly indicated by the 'For Sale' board.



- Enclosed entrance porch leading to entrance hall with cloakroom off and delightful front living room
- Stylishly refitted kitchen offering an excellent selection of floor and wall units complemented by many built-in electrical appliances with quartz working surfaces over featuring spectacular vaulted ceiling over
- Flexible family/dining areas which in turn lead to large double glazed conservatory with glass vaulted ceiling over and double doors to rear gardens
- Three spacious first floor bedrooms (including two double bedrooms) complemented by family bathroom with white suite
- Double glazed windows, mains gas radiator central heating and the front gardens provide gravel parking facilities for several vehicles
- To the rear are well maintained corner plot south facing rear gardens featuring an extensive patio, lawn, garden store, gate providing side access - the whole enclosed by fencing

3  bedrooms

Council tax band D

2  receptions

Tenure Freehold

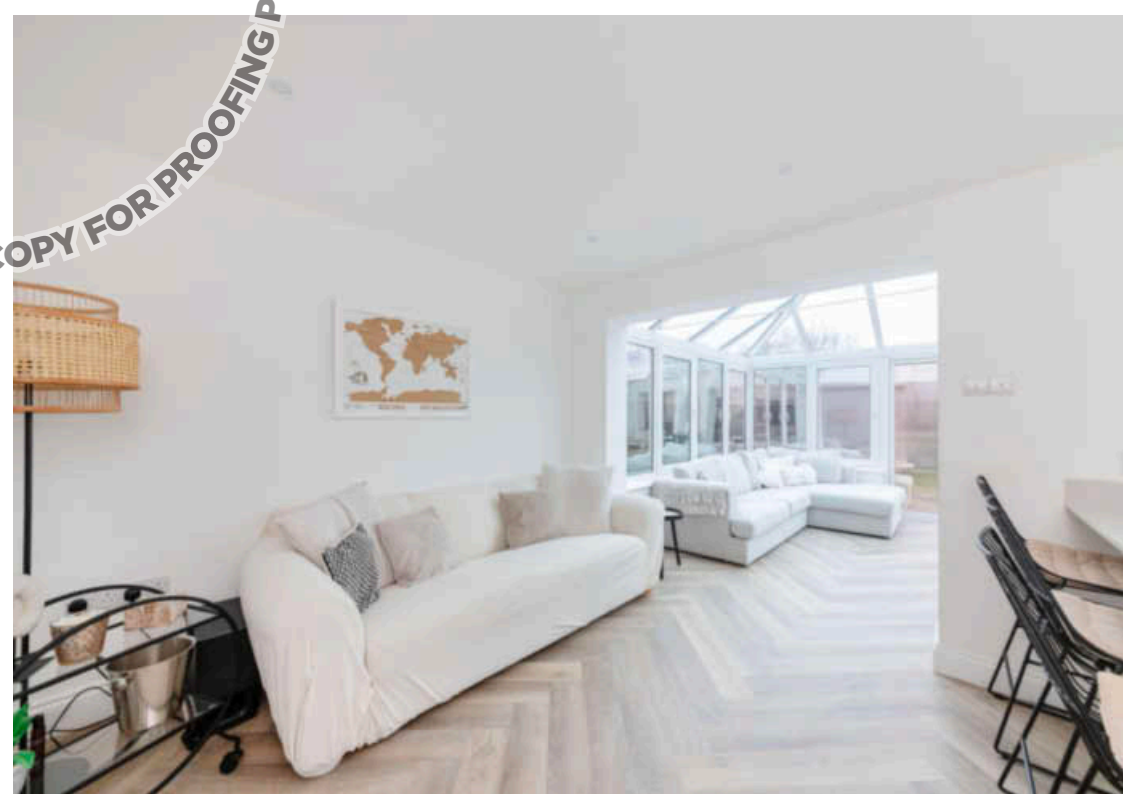
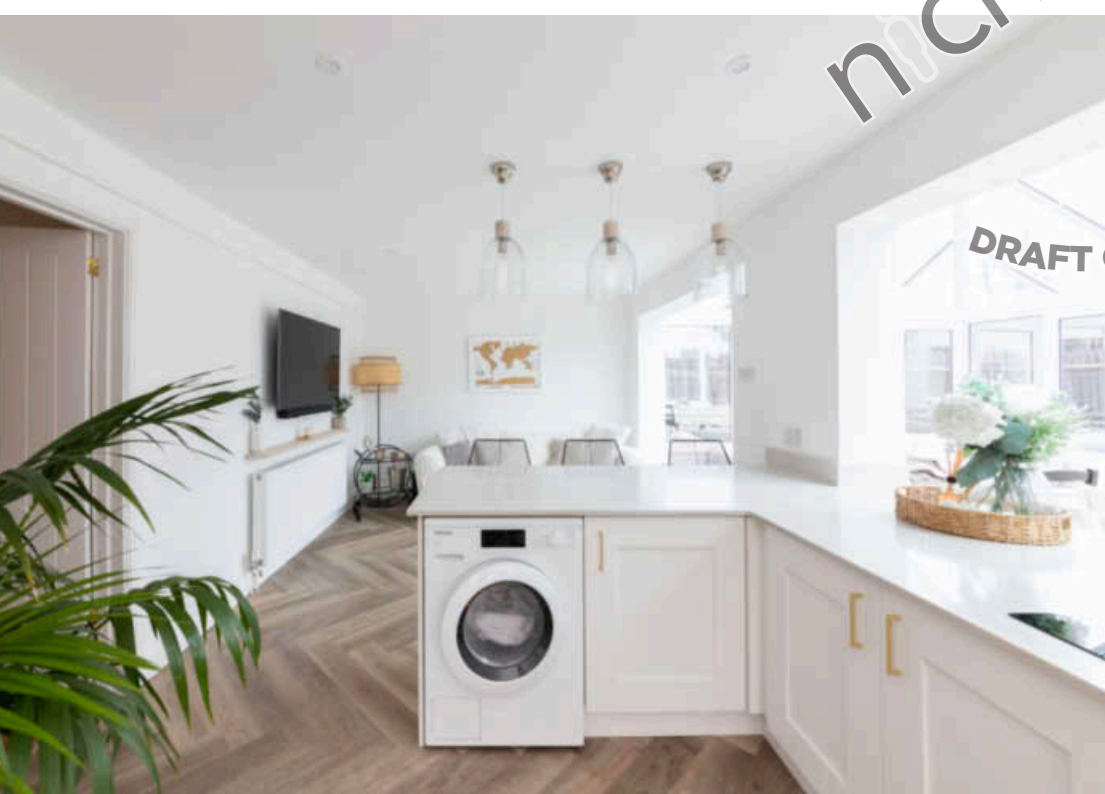
1  bathrooms

EPC rating TBC



nichecom  
DRAFT COPY FOR PROOFING PURPOSES ONLY

Stylishly refitted kitchen offering an excellent selection of floor and wall units complemented by many built-in electrical appliances with quartz working surfaces over



niche.com  
DRAFT COPY FOR PROOFING PURPOSES ONLY

Flexible family/dining areas which in turn lead to large double glazed conservatory with glass vaulted ceiling over and double doors to rear gardens



nichecom  
DRAFT COPY FOR PROOFING PURPOSES ONLY



niche.com  
DRAFT COPY FOR PROOFING PURPOSES ONLY



niche.com  
DRAFT COPY FOR PROOFING PURPOSES ONLY



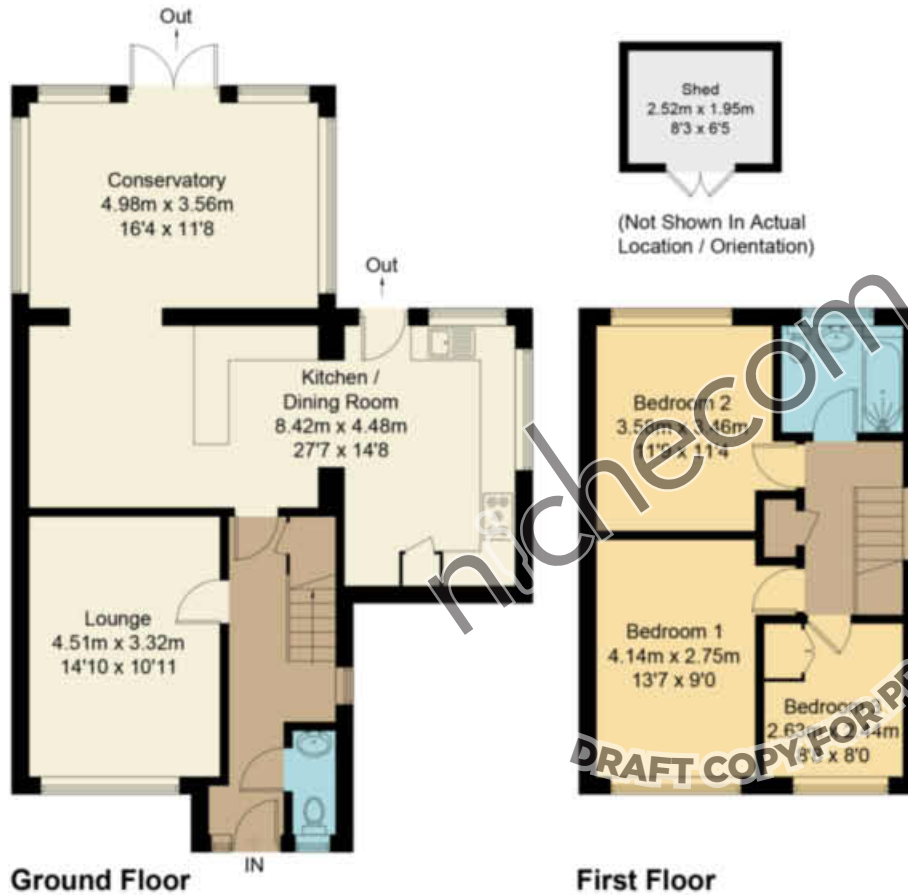
# Ely Close, OX14

Approximate Gross Internal Area = 118.5 sq m / 1275 sq ft

Shed = 4.9 sq m / 53 sq ft

Total = 123.4 sq m / 1328 sq ft

Garden / Front Garden / Driveway Area = 177.8 sq m / 1914 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards.  
 © Mortimer Photography. Produced for Hodsons.  
 Unauthorised reproduction prohibited. (ID1039732)

