



80 Ypres Way, Abingdon OX14 1NQ

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80 Ypres Way

Stunning four bedroom detached family home well situated within this highly sought after North Abingdon location close to nearby amenities offering many features including stylish high specification refitted kitchen, impressive double aspect living room and spacious dining room partly open plan to delightful conservatory providing panoramic views over landscaped rear gardens.

Location

80 Ypres Way is situated in a pleasant cul-de-sac location within this sought after North Abingdon development, offering easy pedestrian access to many nearby amenities including excellent primary and secondary schooling. There is a quick route onto the A34 interchange leading to many important destinations both north and south. Useful distances include Abingdon town centre (circa. 1.8 miles), Oxford city (circa. 9 miles) and Didcot with its mainline railway station to London Paddington (circa 8 miles).

Directions what3words – manicured.writing.drizzly

Leave Abingdon town centre using Stratton Way and take the first turning on the left-hand side onto Bath Street. Continue across the mini roundabout onto the Wootton Road and at the following large roundabout turn left onto Copenhagen Drive. Take the second turning on the left-hand side into Mons Way and then the first turn on the left-hand side into Ypres Way where the property is found somewhat down on the right hand side, clearly indicated by the For Sale board.



- Entrance hall leading to refitted cloak room and impressive double aspect living room with large bay window
- Spacious dining room open plan to delightful double glazed conservatory providing panoramic views over the landscaped rear gardens complemented by vaulted ceiling
- Stunning recently refitted high specification kitchen/breakfast room offering stylish selection of floor and wall units with many integrated electrical appliances and injection moulded working surfaces including separate breakfast bar, complemented by ceramic hard tile flooring, recessed LED ceiling lights and separate utility room
- Impressive first floor master bedroom with an extensive selection of fitted wall to wall wardrobe cupboards and refitted en-suite shower room with contemporary white suite
- Three further spacious bedroom (including two good size double bedrooms) complemented by refitted family bathroom with contemporary white suite
- Features include PVC double glazed windows and mains gas radiator central heating (recently replaced efficient condensing gas boiler) combined with pressurised water system
- Generous front gardens providing block paved hard standing parking facilities for several vehicles leading to the garage with light and power and roller up and over door
- Larger than average and most attractive rear gardens recently landscaped to provide two extensive patios, lawn, flower and shrub borders - the whole enclosed by fencing and offers excellent potential to substantially extend the existing accommodation

4  bedrooms

Council tax band E

2  receptions

Tenure Freehold

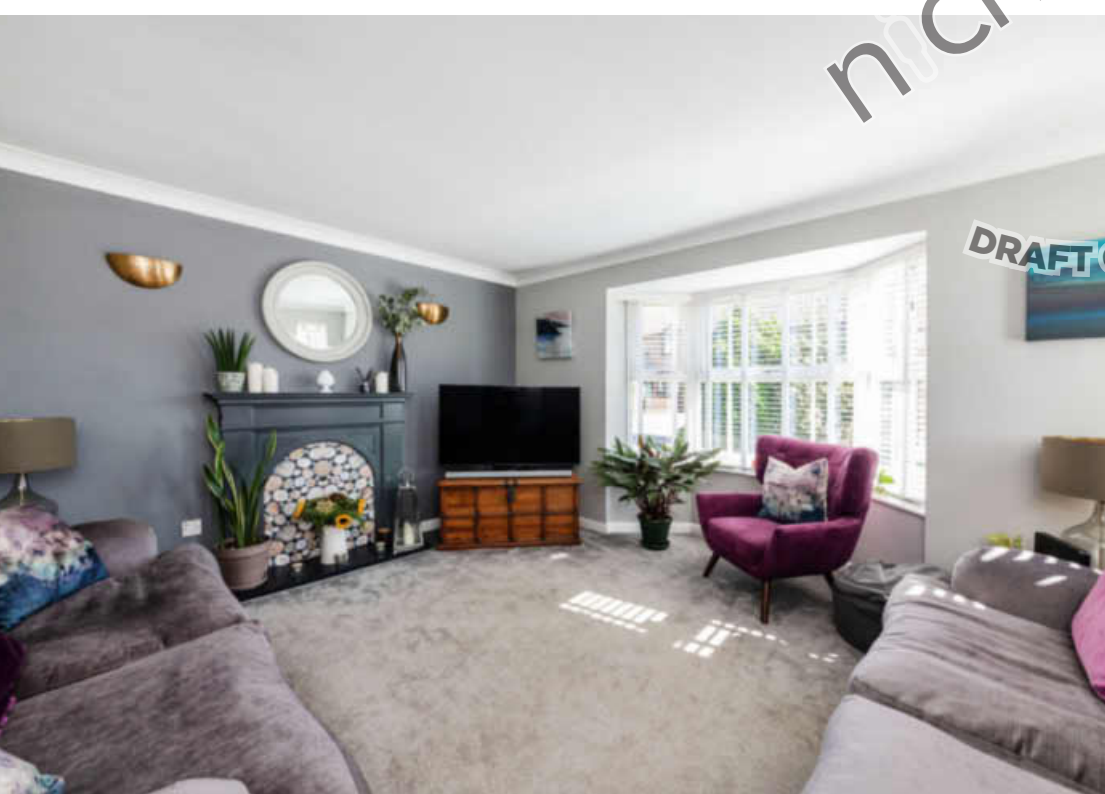
2  bathrooms

EPC rating TBC



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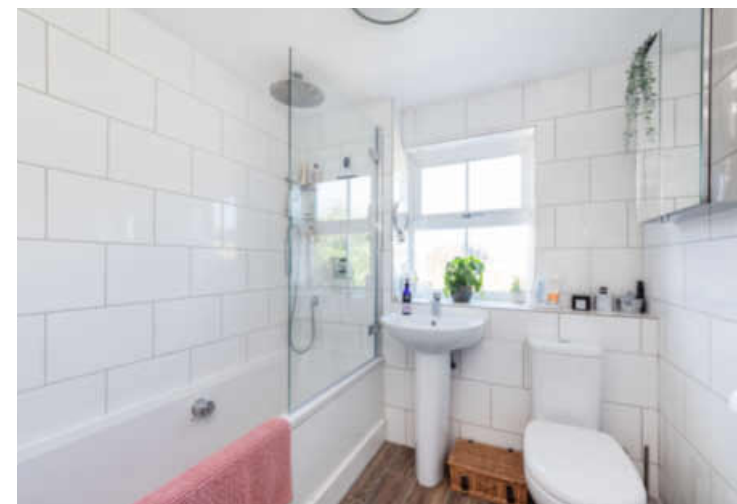
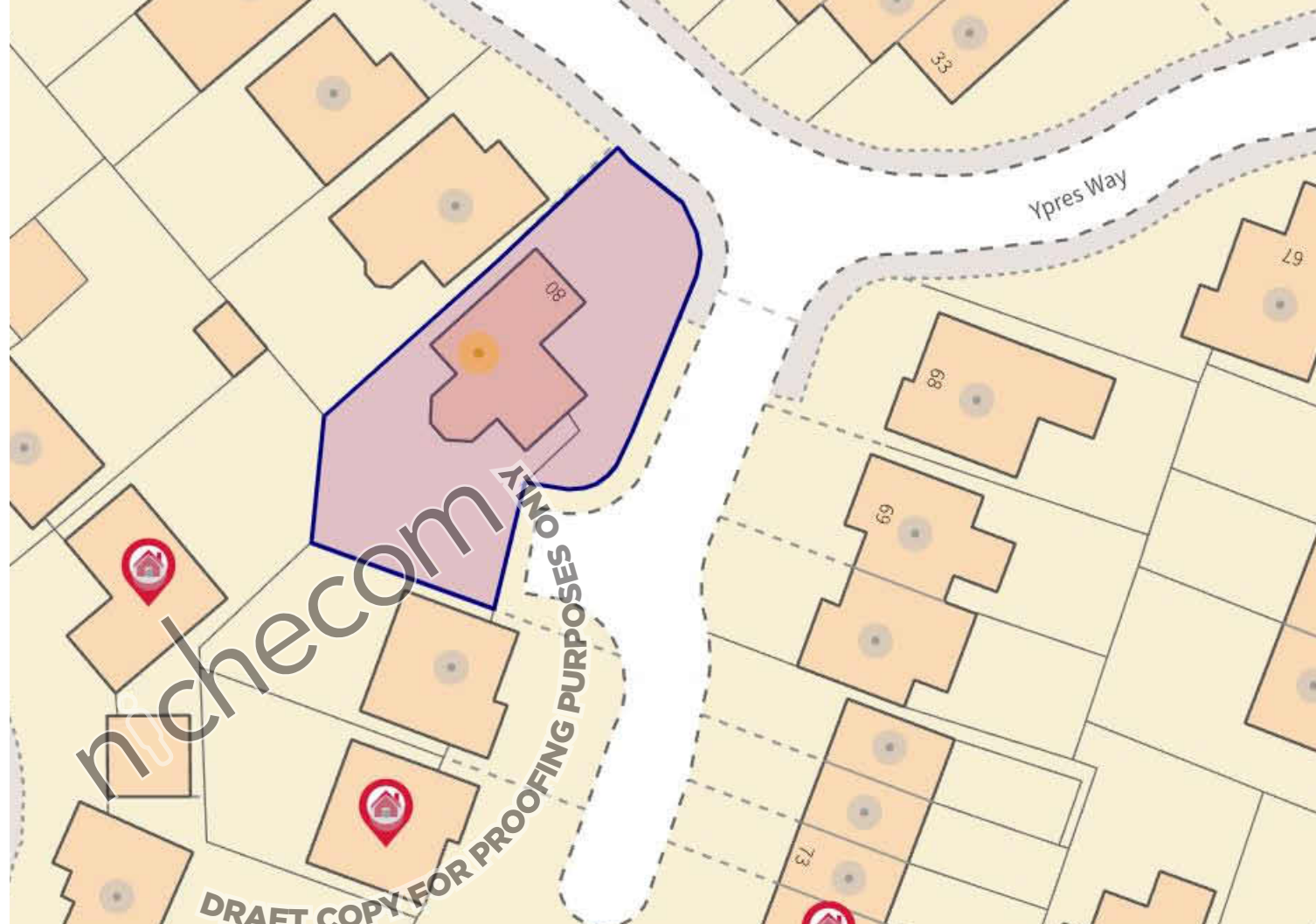
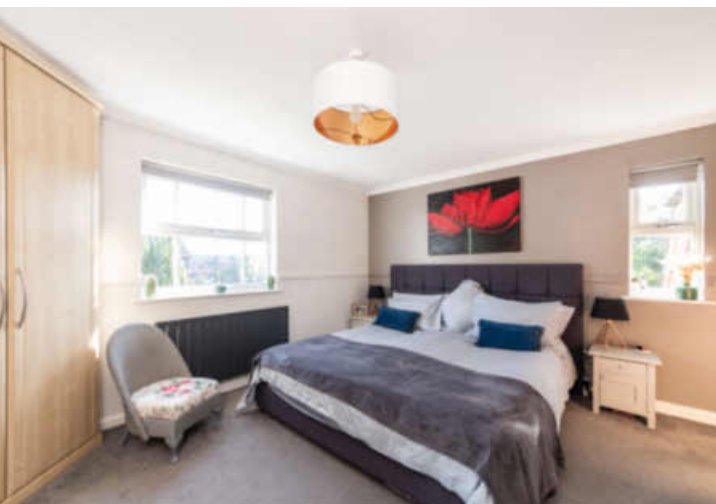
Spacious dining room open plan to delightful double glazed conservatory ceiling providing panoramic views over the landscaped rear gardens



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Larger than average and most attractive rear gardens recently landscaped to provide two extensive patios, lawn, flower and shrub borders







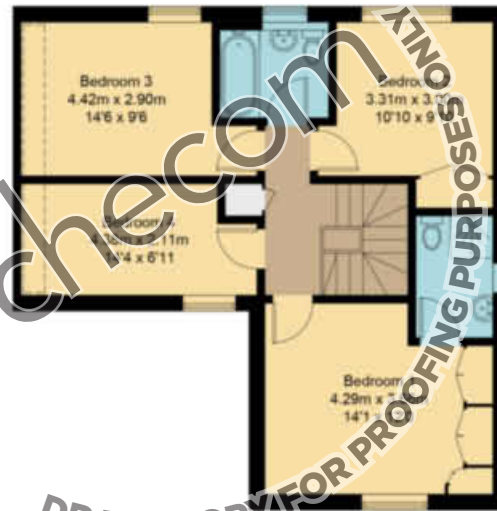
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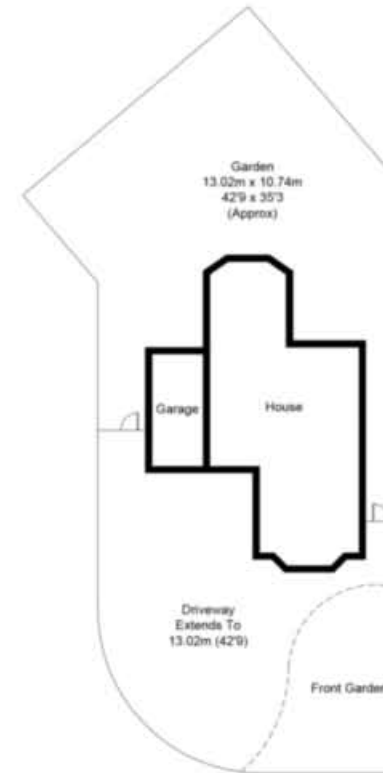
Approximate Gross Internal Area = 124.9 sq m / 1344 sq ft
Garage = 13 sq m / 140 sq ft
Total = 137.9 sq m / 1484 sq ft
Garden = 301.3 sq m / 3243 sq ft



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards.
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