



Hodgkin Way, Didcot, Oxfordshire. OX11 9FS



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# Hodgkin Way, Didcot, OX11 9FS

Step into modern living with this inviting 2-bedroom semi-detached house, boasting well-presented accommodation constructed in 2021, complete with a remaining NHBC guarantee for peace of mind. This thoughtfully designed Croudace home offers over 775 square feet of space, with many developer-installed upgrades throughout. Being sold with no onward chain.

As you enter, you'll be greeted by a welcoming entrance hall featuring Amtico flooring and a convenient cloakroom. The front aspect modern fitted kitchen comes equipped with a range of integrated AEG appliances and an induction hob. The comfortable living/dining room at the rear is perfect for relaxing and entertaining, with double doors that open up to the rear garden.

Upstairs, you'll find two generous double bedrooms, one with a stylish ensuite and both rooms with built-in wardrobes, and a family bathroom. Outside, the well-maintained rear garden provides a private retreat, with gated access to the timber-framed carport. Additional features include driveway parking for two cars, a fitted EV car charge point, high energy efficiency rating, zoned central heating system, and solar panels. Don't miss this opportunity to own a modern, energy-efficient home in a convenient location.

Situated in the thriving new community of Willowbrook Park connecting modern living with surrounding natural countryside. Short distance from Didcot town centre with its variety of amenities. Convenient access to Didcot Parkway train station; Harwell, Milton Science and Business parks.

|   |   |            |                     |
|---|---|------------|---------------------|
| 2 |  | bedrooms   | Council Tax Band: C |
| 1 |  | receptions | Tenure: Freehold    |
| 2 |  | bathrooms  | EPC Rating: B       |



- Well-presented accommodation constructed in 2021 with remaining NHBC guarantee, being sold with no onward chain.
- Welcoming entrance hall with Amtico flooring & convenient cloakroom.
- Comfortable rear aspect living / dining room with double doors overlooking the rear garden.
- High energy efficiency rating with zoned central heating system & solar panel.
- Thoughtfully designed Croudace home with many developer installed upgrades, over 775 square feet.

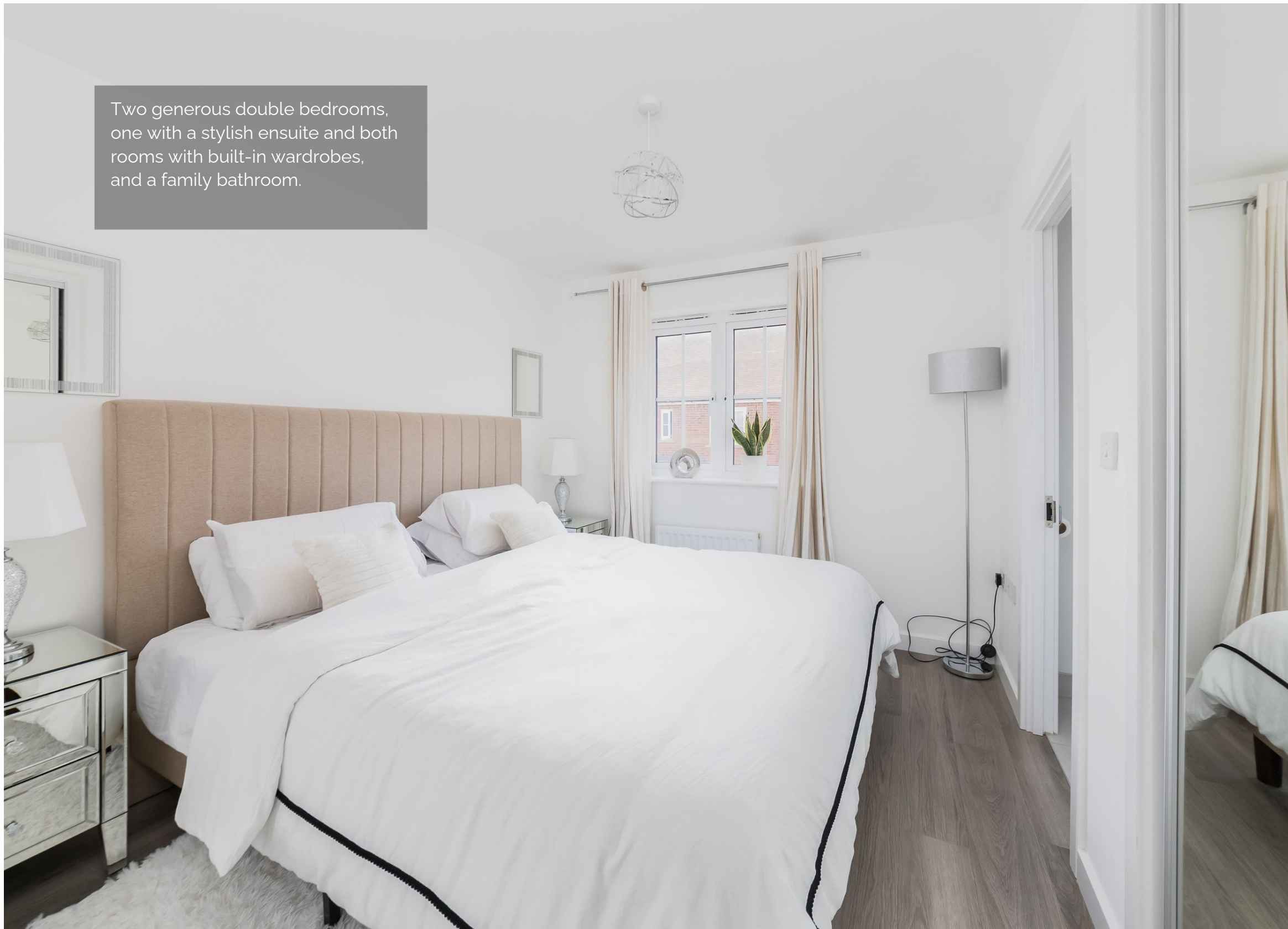


The comfortable living/dining room at the rear is perfect for relaxing and entertaining, with double doors that open up to the rear garden.





Two generous double bedrooms,  
one with a stylish ensuite and both  
rooms with built-in wardrobes,  
and a family bathroom.











The well-maintained rear garden provides a private retreat, with gated access to the timber-framed carport.





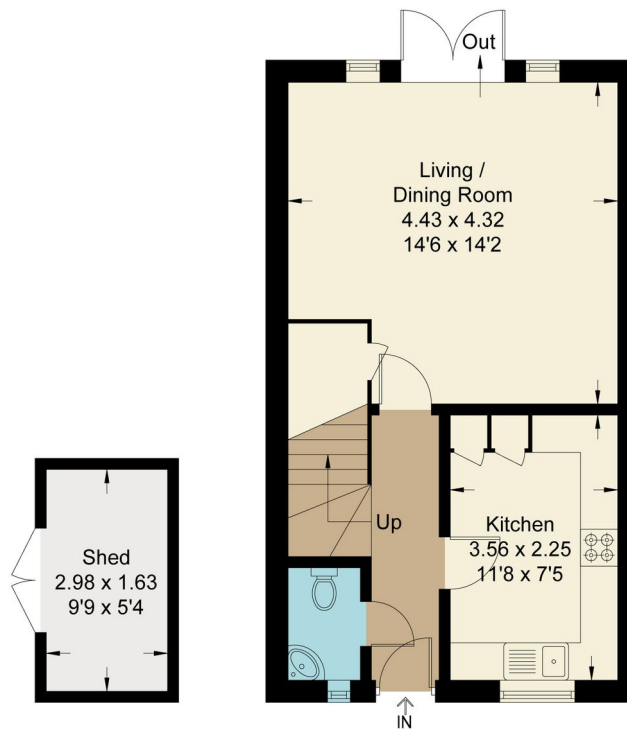
## Hodgkin Way, OX11

Approximate Gross Internal Area = 71.1 sq m / 765 sq ft

Shed = 4.90 sq m / 53 sq ft

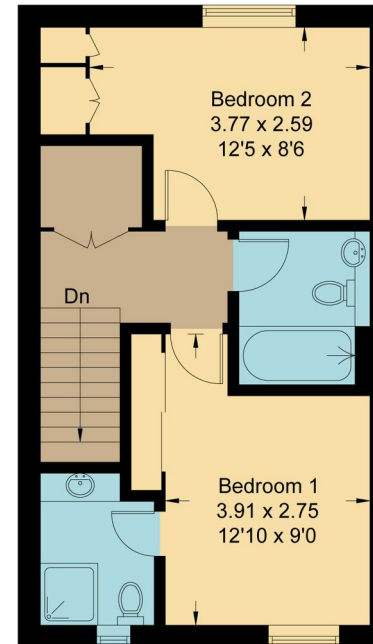
Total = 76.0 sq m / 818 sq ft

For identification only - Not to scale

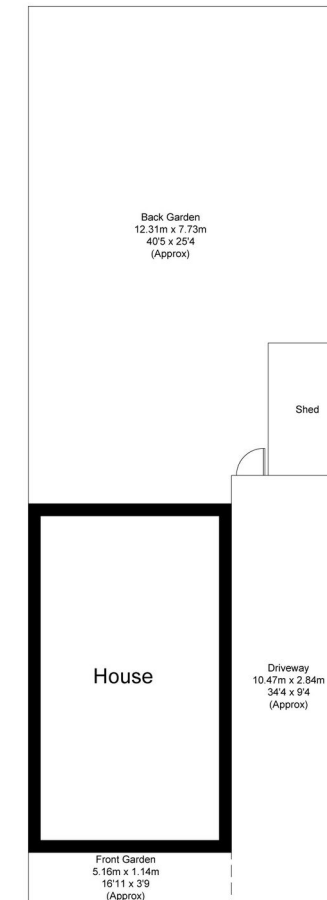


(Not Shown In Actual  
Location / Orientation)

**Ground Floor**



**First Floor**



Floor plan produced in accordance with RICS Property Measurement Standards.  
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