



11 Dakota Drive, Grove
£285,000

Waymark

11 Dakota Drive

Grove, Wantage

Situated within the popular and convenient Wellington Gate development, this superbly maintained two-bedroom semi-detached home offers stylish, low-maintenance living in a sought-after location. Finished to an excellent standard throughout, the property should be viewed to avoid disappointment.

The accommodation includes an entrance hall with handy cloakroom, a bright and welcoming living room with useful understairs storage and leads through to the charming kitchen/breakfast room. The contemporary kitchen/breakfast room offers space for a dining table and chairs, with French doors opening onto the garden, creating a practical and inviting layout. Upstairs, there are two well-proportioned bedrooms with built-in wardrobes, complemented by a modern, fully tiled bathroom.

Externally, the enclosed westerly-facing rear garden provides a private setting to enjoy the afternoon and evening sun, complemented by convenient side access. The property also benefits from two allocated parking spaces directly to the front of the property. With local amenities, schools, and transport links all within easy reach, this home represents an ideal first time or investment purchase.



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Built by Persimmon Homes in 2021, the property has been occupied by the current owner since new and benefits from approximately six years remaining on the NHBC warranty.

Material Information - The property is freehold and connected to mains gas, electricity, water, and drainage, with gas central heating and uPVC double glazing throughout. There will be an estate management fee for the maintenance of the development, however, this is only payable once the development is complete which we believe to be by 2029. **Conservation Area** - No. **Flood risk** - very low according to gov.uk. **Mobile signal** - Good according to <https://checker.ofcom.org.uk/> Please check as mobile networks may vary. **Broadband** - only FibreNest available on development. Ultrafast available.



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Grove is a large village conveniently located just outside the popular market town of Wantage in the heart of the Vale of White Horse. The village enjoys a wide range of local amenities suitable for everyday needs. There are excellent transport links offering easy access to Wantage (c.1.5 miles), Faringdon (c.10 miles), Oxford (c.15 miles), A34 and A420. Local schooling includes both Millbrook and Grove Church of England primary schools. St Alfred's is the local secondary school and is located in Wantage. Didcot Parkway railway station with fast links to London Paddington (37 minutes) is located just 9 miles away.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Well Presented Two Bedroom Semi-Detached Property
- Living Room With Storage & Beautiful Kitchen/Breakfast Room
- Generous Bedrooms Both With Built-In Wardrobes
- Maintained To An Extremely High Standard Throughout
- Enclosed Westerly Facing Garden
- Two Allocated Parking Spaces To The Front of The Property
- Popular & Convenient Wellington Gate Development

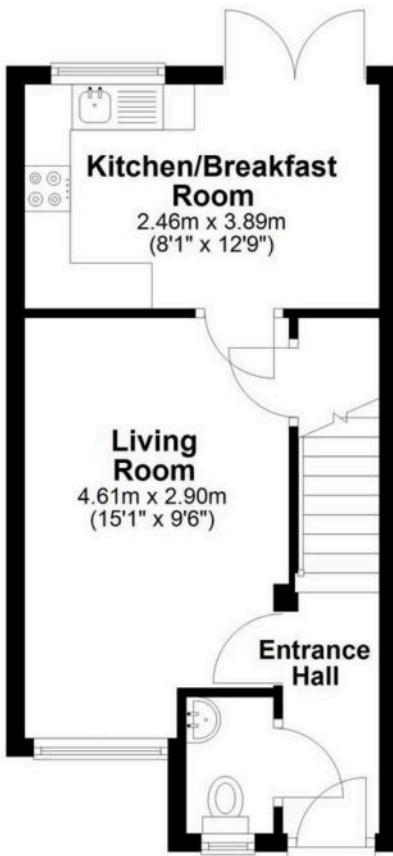






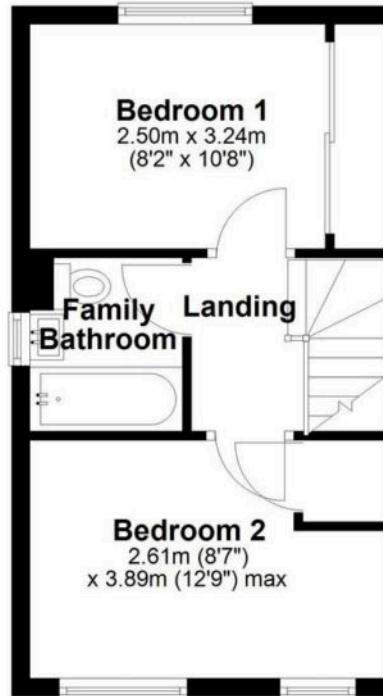
Ground Floor

Approx. 30.1 sq. metres (324.0 sq. feet)



First Floor

Approx. 28.0 sq. metres (301.6 sq. feet)



Total area: approx. 58.1 sq. metres (625.6 sq. feet)

This floor plan is for illustrative purposes only, and all dimensions and measurements are approximate and for general guidance only.

Plan produced using PlanUp.

Waymark Wantage

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