



346 Marlborough Road
Old Town

Offers Over £425,000

HENRY GEORGE
TOWN

346 Marlborough Road, Old Town, Swindon, SN3 1NP

A deceptively large, excellent family home offering flexible accommodation to the ground floor and three double bedrooms, with new family bathroom and new en-suite to the first floor. Presented to the highest order throughout there are three reception rooms, large kitchen/breakfast room, separate utility room, shower room and study downstairs. Drive way parking to the front and a wonderful, south facing rear garden, c. 300' backing on to the arboretum and Coate Water Country Park. Includes internal garage and further outbuilding.

- Semi detached family home
- Deceptively large, extended property
- Sought after location
- Three reception rooms
- Three double bedrooms
- En-suite to master and downstairs shower room
- Off road parking
- Garage and additional outbuilding



Warning

These particulars are currently in 'draft' format. Their accuracy has not yet been verified by the vendors.

Reception Hall

Leaded light, double glazed door to front elevation. Double glazed window to side elevation. Pendant ceiling light. Stairs rising to first floor with under stairs storage cupboard. Radiators.

Study

Obscure double glazed window to front elevation. Coved ceiling. Ceiling light. Radiator.

Dining Area

Five piece, double glazed bay window to front elevation. Ceiling light. Picture rail. Telephone point. Solid oak flooring. Radiator.



Open to:

Sitting Room

Double glazed double doors with double glazed side panel. Coved ceiling. Pendant ceiling lights. Wall light points. Cast iron fireplace with granite hearth and marble surround. Solid oak flooring. Hatch to kitchen. Radiator.

Kitchen/Breakfast Room

Double glazed window to rear elevation. Recessed ceiling spotlights. Range of oak floor and wall mounted units, providing good storage facilities. Deep squared oak block work surfaces over with ceramic tiled surrounds. Inset Belfast sink. Space and plumbing for dishwasher. Space for Range style oven with extractor hood over. Space and plumbing for American style fridge/freezer. Radiator.

Laundry Room

Double glazed double doors to rear elevation. Pendant ceiling light. Range of floor and wall mounted units, providing good storage facilities. Deep roll edged work surfaces over. Inset stainless steel sink with chrome mixer tap over. Space and plumbing for automatic washing machine and tumble dryer. Tiled flooring.

Garage

Up and over door to front elevation. Light and power. Gas fired central heating boiler.

Landing

Double glazed window to side elevation. Wall light point. Pendant ceiling light. Access to loft space. Smoke detector. Access to storage cupboard. Column radiator.

Bedroom Two

Five piece, double glazed bay window to front elevation. Pendant ceiling light. Radiator.

Bedroom Three

Double glazed window to rear elevation. Pendant ceiling light. Radiator.

Master Bedroom

Double glazed window to rear elevation. Pendant ceiling light. Radiator.

En-Suite Shower Room

Recessed ceiling spotlights. Extractor fan. Newly fitted, three piece white suite comprising: Vanity unit with inset wash hand basin with chrome mixer tap over. Concealed cistern W.C. Double width shower, fitted with multi head shower, all with

attractive tiled surrounds. Ladder style heated towel rail.

Bathroom

Obscure double glazed window to side elevation. Recessed ceiling spotlights. Recently fitted, four piece white suite comprising: Close coupled W.C. Vanity unit with inset wash hand basin and chrome taps over. Double ended extra large bath with chrome mixer tap over. Quadrant shower, fitted with multi head shower, all with attractive tiled surrounds. Ladder style heated towel rail.

Outside

To the front of the property, enclosed by stone walling, is a block paved drive providing parking for at least two vehicles with the remainder being a well stocked shrub border.



The rear garden enjoys a southerly aspect and is a generous c. 300' in length with the back drop being the arboretum and Coate Water Country Park with possible access directly to Coate Water providing wonderful opportunities for dog walks. There is a block paved sun terrace enclosed by picket fencing which leads to a further block paved sun terrace perfect for alfresco dining and barbequing. The remainder is laid to lawn with a number of fruit trees. There is an outbuilding positioned in the garden that benefits from light, power and water supply and could be adapted as a home office/gym or hobby room.

Services

Mains electricity, gas, water and drainage. Gas central heating. Telephone lines subject to the usual transfer regulations. (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

We believe from the vendors that 346 Marlborough Road is a freehold property.

Swindon Borough Council

Euclid Street, Swindon, Wiltshire, SN1 2JH. Telephone: 01793 463000. Council tax band: D.

Warning

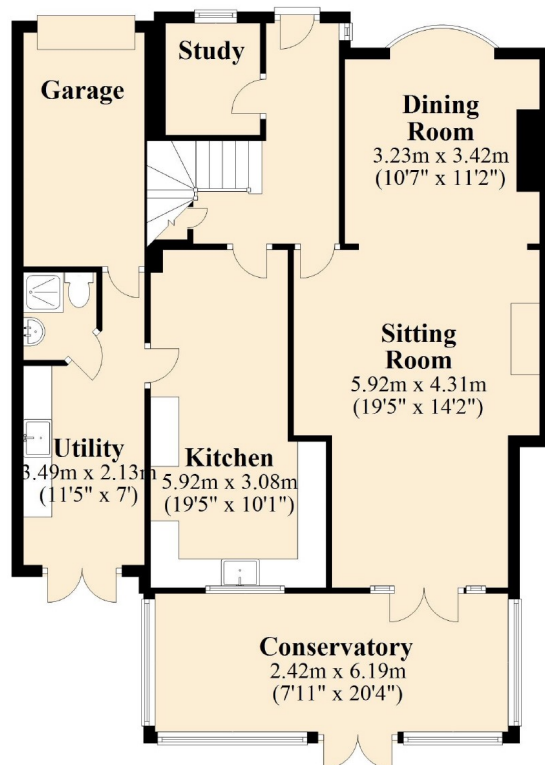
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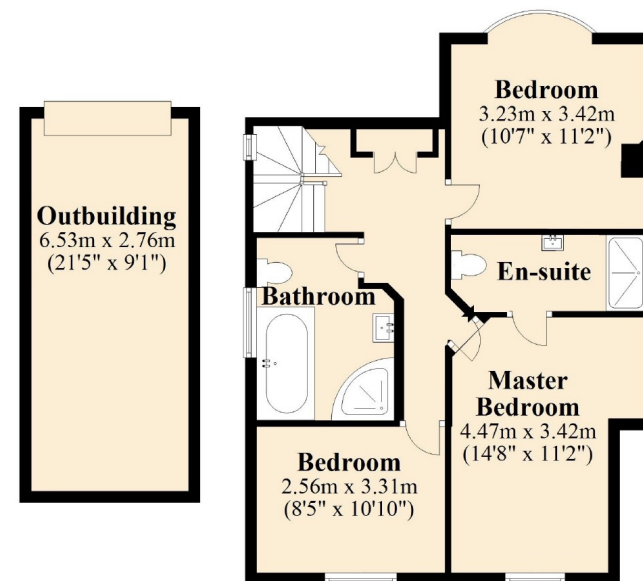
Ground Floor

Approx. 117.6 sq. metres (1265.9 sq. feet)



First Floor

Approx. 58.2 sq. metres (626.9 sq. feet)



Total area: approx. 175.8 sq. metres (1892.8 sq. feet)

