



101 Marlborough Road, Swindon, SN3 1PN

**Guide Price £575,000-£600,000**

**richard james**





## Marlborough Road

Old Town

Freehold | EPC Rating - D



A stunning bay fronted, detached home, situated on the edge of the sought after Lakeside area of Old Town. Renovated throughout by the current owners and finished to a very high standard throughout, including a full width extension with bi-fold doors opening into the private rear garden. Viewing highly recommended to fully appreciate this beautiful home.

Offered to the market is this tastefully presented four bedroom, detached home situated on the edge of the desirable Lakeside area of Old Town.

The property has been extended and extensively renovated throughout by the current owners providing a fantastic family home, ideal for modern living.

This double bay fronted, character home, has been thoughtfully extended to provide ample living space for all the family to enjoy.

The well appointed accommodation includes: Hall with useful storage system, Sitting Room with bay window and inset log burner, modern Cloakroom and the superb 25' x 24' max refitted Kitchen/Dining/Family Room, which enjoys under floor heating, lantern roof, as well as an extensively refitted Kitchen with integrated Bosch appliances, island unit and bi-fold doors opening into the landscaped Rear Garden.

As well as, a generous sized refitted Utility Room and door into the Garage. To the first floor, you'll find the Four Bedrooms with refitted Ensuite Shower Room to Bedroom One and a further refitted Family Bathroom, with four piece suite, to the first floor.





Further features include the private and enclosed, landscaped Rear Garden with large patio area ideal for entertaining with further lawned area to rear and a generous block paved driveway to front, providing ample off road parking and gives access to the Garage.

Within the past four years the property has been extensively renovated including re-wiring, new heating system including gas boiler and PVCu double glazing.

Properties in this location and position are rarely available to the market and an internal viewing is highly recommended by the vendors Sole Agents, Richard James.





















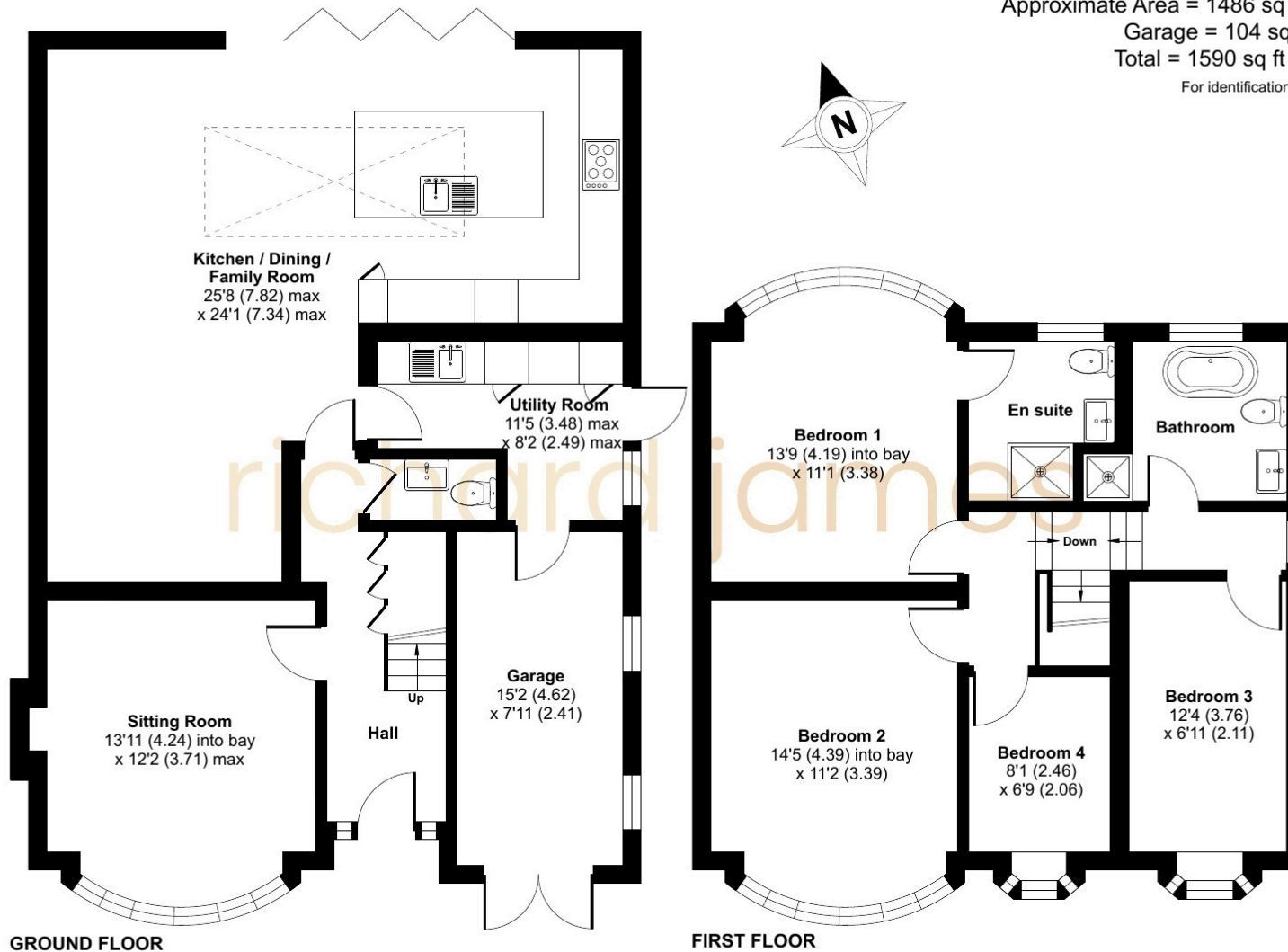
# Floorplan

Approximate Area = 1486 sq ft / 138 sq m

Garage = 104 sq ft / 9.6 sq m

Total = 1590 sq ft / 147.6 sq m

For identification only - Not to scale



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