

richard
james



47 Marlborough Road, Wroughton, Swindon, Wilts, SN4 0RX

Guide Price £575,000-£600,000



IN A NUTSHELL



This striking detached home, lovingly cared for by its original owners since its construction 37 years ago. The property showcases beautifully landscaped gardens that reflect meticulous design and upkeep, creating a tranquil outdoor haven.

The house features an inviting in-and-out driveway, providing ample parking space and enhancing the home's accessibility. Upon entering, you're greeted by a spacious and welcoming atmosphere. The ground floor boasts a generous living room, perfect for relaxation and entertaining, along with a separate dining room that offers an intimate setting for family meals and gatherings.

The kitchen, while functional and well-maintained, presents a fantastic opportunity for transformation by opening into the existing dining room, it could easily be reconfigured into a large, open-plan kitchen and family dining area, catering to modern living preferences and creating a central hub for the home.

Upstairs, the property comprises four well-sized bedrooms, each offering comfort and privacy. The master bedroom stands out with its ensuite bathroom, providing a touch of luxury and convenience. The additional bedrooms are versatile, ideal for accommodating family members, guests, or serving as a home office or hobby room.

This delightful home, with its blend of classic charm and potential for contemporary updates, represents a unique opportunity for those looking to create their dream living space in a well-established and lovingly maintained property.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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-  Honest valuations in current market conditions
-  Dedicated sales progression team
-  Recommended financial advisors
-  5* service from valuation to completion
-  Award winning lettings service
-  Ahead of the game marketing strategies
-  Professional photography
-  Social media marketing
-  Top listings on Rightmove and Zoopla

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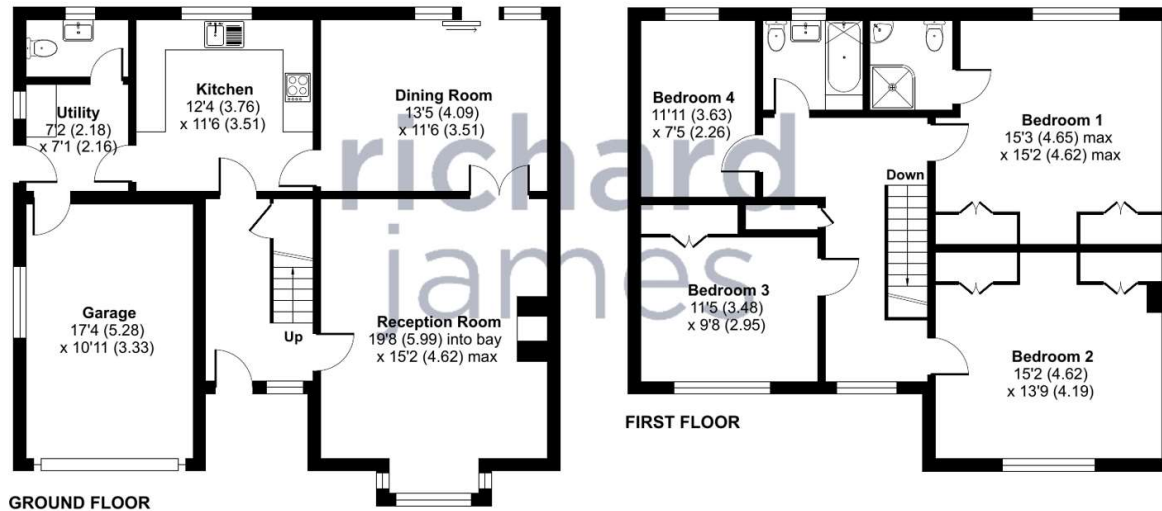
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Approximate Area = 1702 sq ft / 158.1 sq m
Garage = 190 sq ft / 17.6 sq m
Total = 1892 sq ft / 175.7 sq m
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2024. Produced for Richard James. REF: 1148742

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