



13 Falkner Close, Marlborough

Offers Over £800,000

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13 Falkner Close This 5-bed Marlborough family home features a spacious lounge with gas fire, dining room with patio, study, kitchen/breakfast room, ensuite double bedroom, landscaped garden, shed, and garage. A superb property in a peaceful cul-de-sac location.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating:

C EPC Environmental Impact Rating: D



This detached five-bedroom family home is set on a highly desirable corner plot in a peaceful cul-de-sac, just over a mile from the heart of Marlborough.

Upon entering, you are welcomed by a spacious hallway with wood flooring, leading to a generous lounge. This room is perfect for relaxation, featuring a living flame gas fire, a large bay window, and bi-fold doors that open into a bright and airy dining room. The dining room has French doors that provide access to a patio area, ideal for outdoor dining. Opposite the lounge, you'll find a study with built-in storage and a convenient downstairs cloakroom.

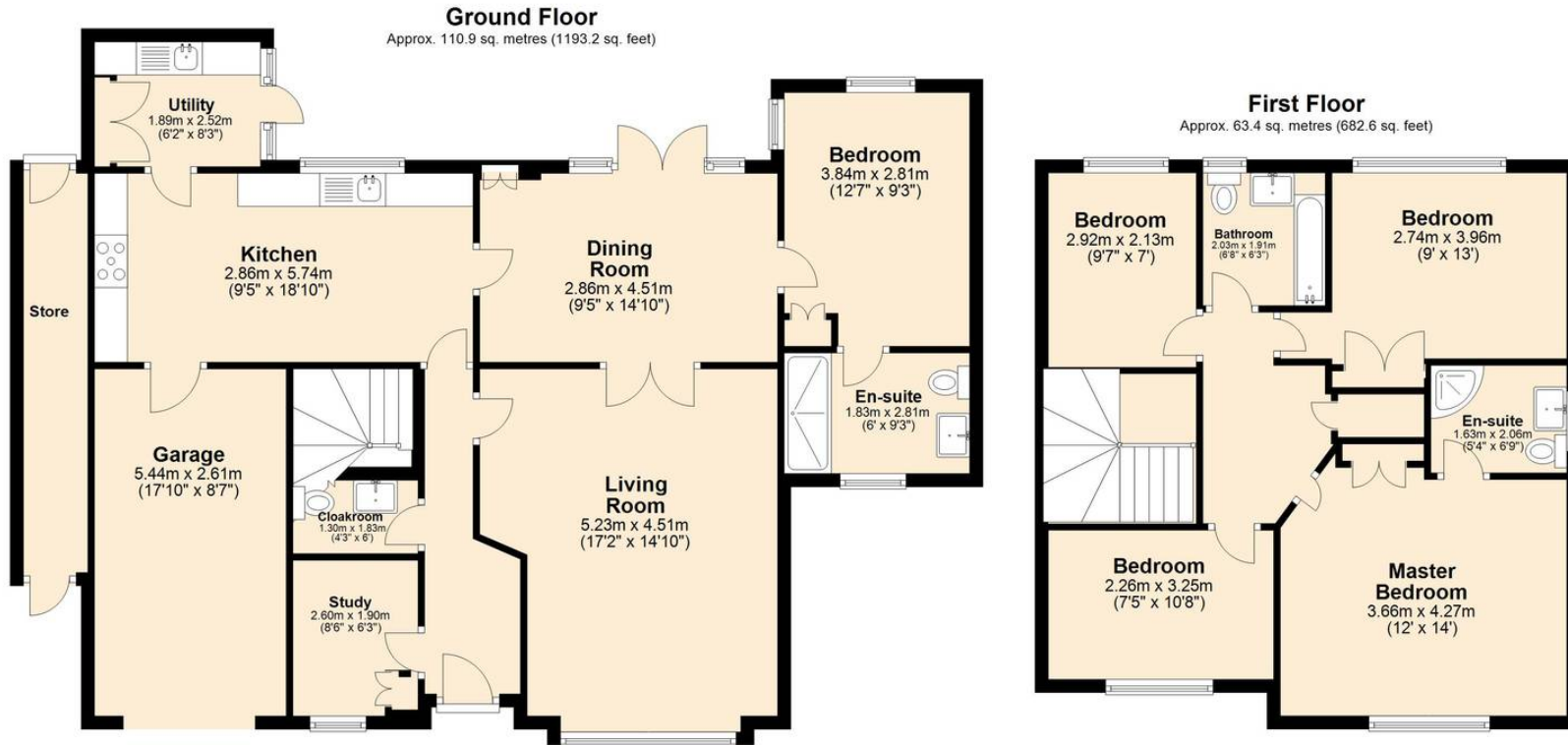
The kitchen/breakfast room is well-appointed with tiled flooring, oak countertops, and a kitchen island, and a recessed space for a fridge freezer. A breakfast bar offers additional seating. Adjacent to the kitchen is a utility/laundry room with ample storage and access to the garden. The home also features an extension that includes a ground floor double bedroom with a private ensuite shower room.

Upstairs, a generous landing leads to four double bedrooms, all filled with natural light and carpeted for comfort. The master bedroom includes a superb ensuite shower room and built-in wardrobe, while the second bedroom also offers a built-in wardrobe. The family bathroom is equipped with a shower over the bath, WC, and washbasin. The loft is almost fully boarded, with a loft ladder and power, providing additional storage space.

The garden is beautifully landscaped within a walled enclosure, complete with garden lights, a sunken patio, lawn area, and mature plants. A shed/workshop with power and light is a practical addition, along with a large lean-to storage area on the side of the house.

The front of the property boasts a well-maintained garden and ample driveway parking leading to a garage with a secure roller door.





Total area: approx. 174.3 sq. metres (1875.8 sq. feet)

Marlborough Sales

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