



16 Orchard Road, Marlborough

Guide Price £475,000

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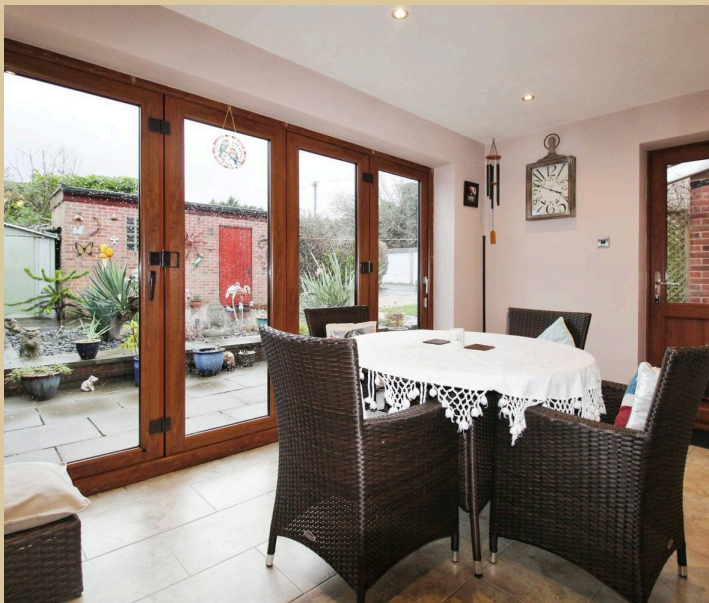
16 Orchard Road

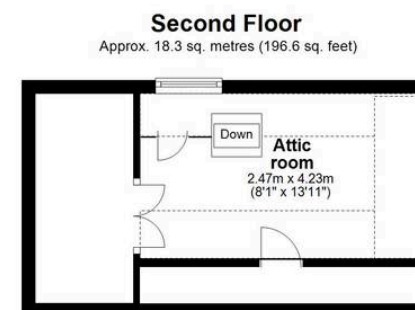
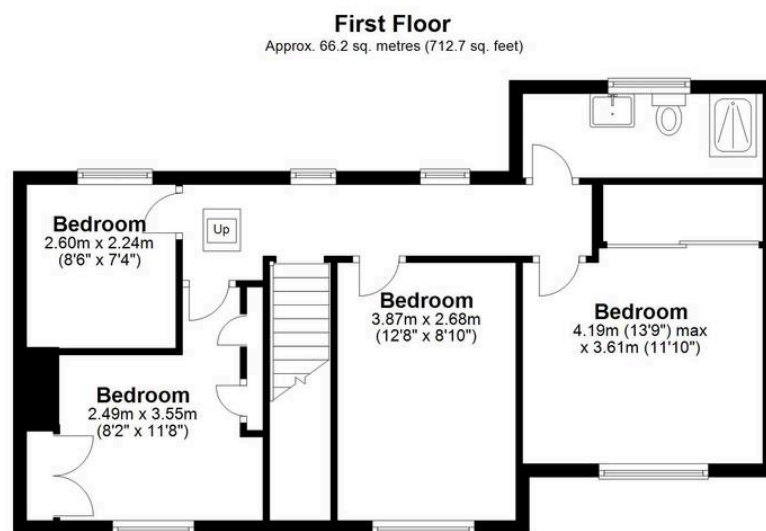
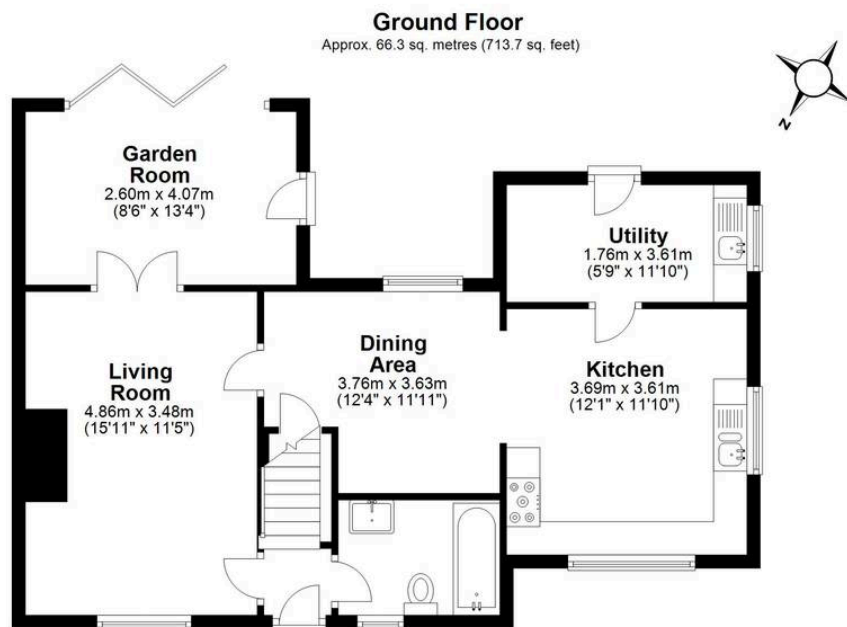
Orchard Road is a well-presented four-bedroom semi-detached house, constructed with red brick elevations under a tiled roof, featuring double-glazed windows. The property enjoys an elevated position offering stunning west-facing views across the Marlborough skyline. Located on the eastern edge of Marlborough town, this charming home boasts a delightful southerly garden surrounded by mature hedging, providing excellent privacy. The property also benefits from a garage and parking.

The accommodation is light and airy throughout, with generously proportioned rooms. On the ground floor, there is a spacious double-aspect sitting room that flows seamlessly into a garden room, complete with bifold doors opening onto the south-facing garden. The kitchen/dining room is fitted with a range of integrated cupboards and features a gas range oven. Adjacent to the kitchen is a well-equipped utility room with direct garden access. Completing the ground floor is a stylish, fully tiled bathroom with a shower over the bath.

The first floor comprises a master bedroom with views stretching to St. Peter's Church, along with three additional bedrooms, all carpeted and featuring fitted wardrobes. The contemporary family bathroom on this level includes a double shower, WC, basin, and a heated towel rail.

A notable feature of this property is the loft room, a versatile space that has previously been used as a study and games room, adding valuable flexibility to the home.





Total area: approx. 150.8 sq. metres (1623.0 sq. feet)

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