



12 Hawkins Meadow, Marlborough

Guide Price £440,000

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## 12 Hawkins Meadow

A delightful and well-presented three-bedroom detached home in the sought-after College Fields area of Marlborough, set on a generous plot with a wrap-around private garden, garage with power, driveway parking, and excellent potential to extend (STPP).

Located in the highly desirable College Fields development, this attractive three-bedroom detached property is beautifully presented throughout and offers well-balanced accommodation over two floors. A welcoming entrance hall leads to a bright sitting room with contemporary radiators, wood flooring, and French doors opening into the conservatory—creating a perfect space to relax and enjoy views of the garden.

The separate dining room also features wood flooring and flows into a light and airy kitchen with double-aspect windows overlooking the garden. The kitchen is well-equipped with ample storage, an electric induction hob, double oven, and a modern finish. A downstairs cloakroom completes the ground floor accommodation.

Upstairs, the home offers three bedrooms, two of which have fitted wardrobes. The spacious master bedroom benefits from a stylish en-suite shower room, and there is also a well-appointed family bathroom.



## Outside

The property sits on a lovely corner plot and enjoys a wonderful wrap-around garden that offers a high degree of privacy, enclosed by mature hedging and planting. There are two patio areas ideal for outdoor dining and entertaining, as well as a brick-built barbecue and two useful sheds for storage. The garden is west-facing, catching the afternoon sun and creating an inviting outdoor retreat.

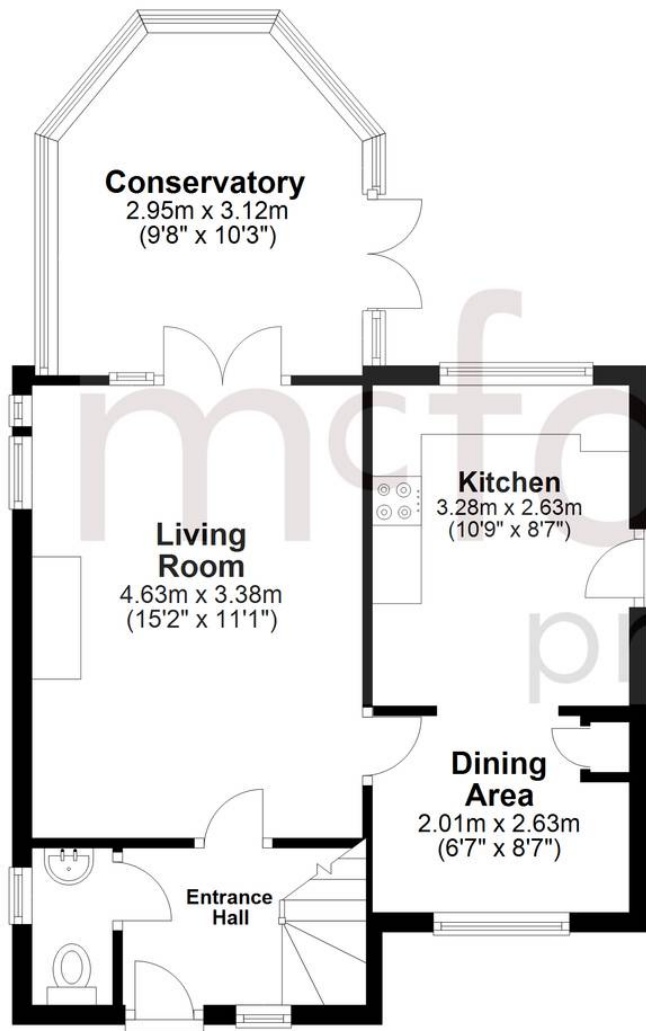
Additional features include gated access on both sides of the house, a garage with power, driveway parking, and space to potentially extend the property (subject to planning permission).

- Three Bedrooms
- Garage and Driveway Parking
- Walking Distance to the High Street
- South West facing garden
- Potential to extend (STPP)



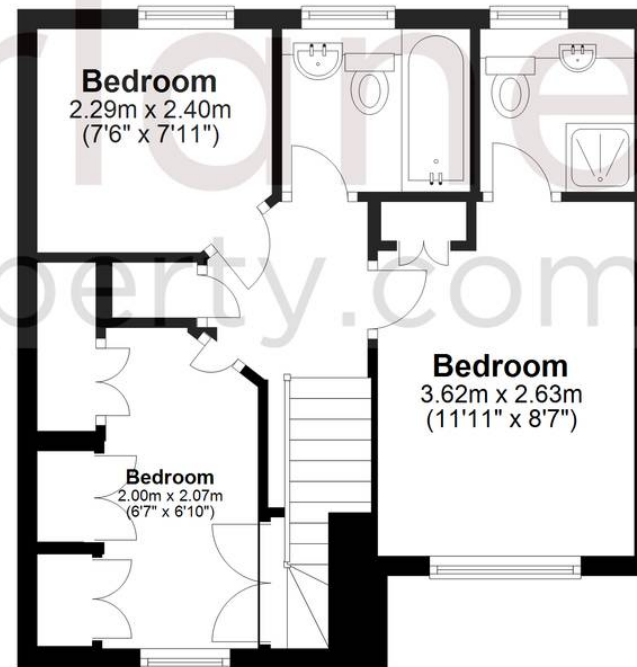
## Ground Floor

Approx. 46.5 sq. metres (500.4 sq. feet)



## First Floor

Approx. 36.1 sq. metres (388.2 sq. feet)



Total area: approx. 82.6 sq. metres (888.7 sq. feet)

## McFarlane Sales & Lettings

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