



5a Webbs Way, Burbage

Guide Price **£460,000**

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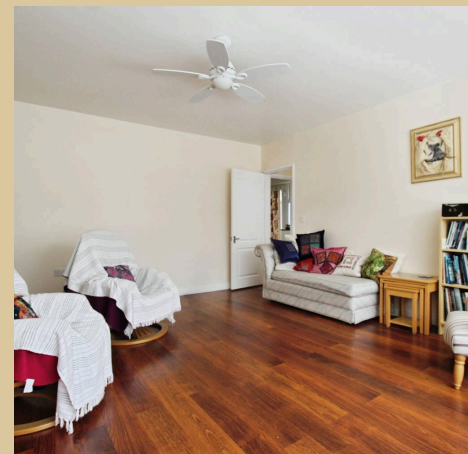
5a Webbs Way

Burbage, Marlborough

Substantial, Energy-Efficient Family Home

Situated in a popular location, this beautifully presented four-bedroom detached home offers substantial and versatile living space, flooded with natural light throughout. What truly sets this home apart is its impressive energy efficiency: fitted with both an air source heat pump and solar panels, the current owner has reported a significant reduction in energy bills — approximately 50% lower than expected for a home of this size.

The property is thoughtfully designed for modern family living. On the ground floor, there is a spacious lounge to the front, ideal for relaxing or entertaining. The heart of the home is the impressive open-plan kitchen/dining room, featuring a stylish range of modern units, a large central island with pop-up power point and electric hob, and generous dining space at one end. Flowing seamlessly from here is an additional family room/dining area with double patio doors opening onto the garden — perfect for indoor/outdoor living. A practical utility room and a downstairs cloakroom add to the convenience. The home is finished with hardwearing wooden or tiled flooring and neutral tones throughout.



Upstairs, you will find four excellent-sized double bedrooms. The main bedroom benefits from an ensuite shower room, while the remaining bedrooms are served by a contemporary family bathroom. A spacious landing, brightened by cleverly placed light tunnels, offers flexibility for a home office or additional built-in storage.

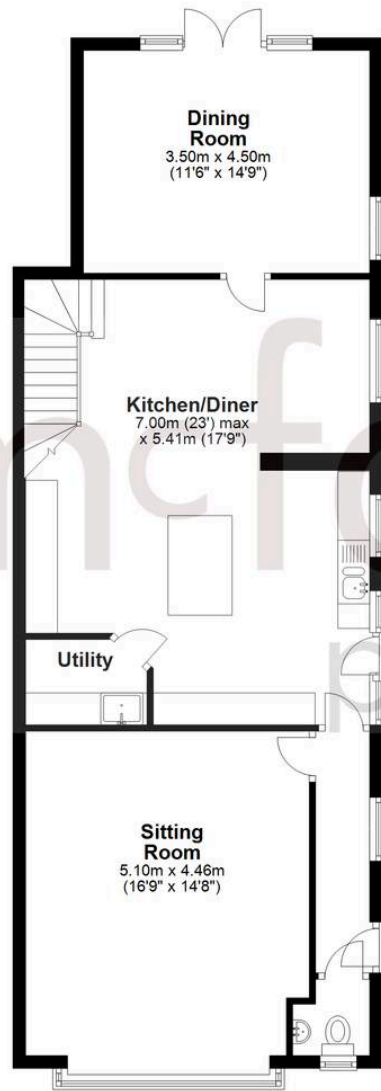
Externally, the rear garden is a fantastic family-friendly space, mainly laid to lawn with a raised flower bed and a private terrace to the side — ideal for summer evenings. To the front, a generous driveway provides off-road parking for three to four vehicles.

- Energy-Efficient Design – Equipped with solar panels and an air source heat pump
- Four Double Bedrooms
- Spacious & Versatile Layout
- Light-Filled Living Areas
- Family-Friendly Garden
- Private Driveway



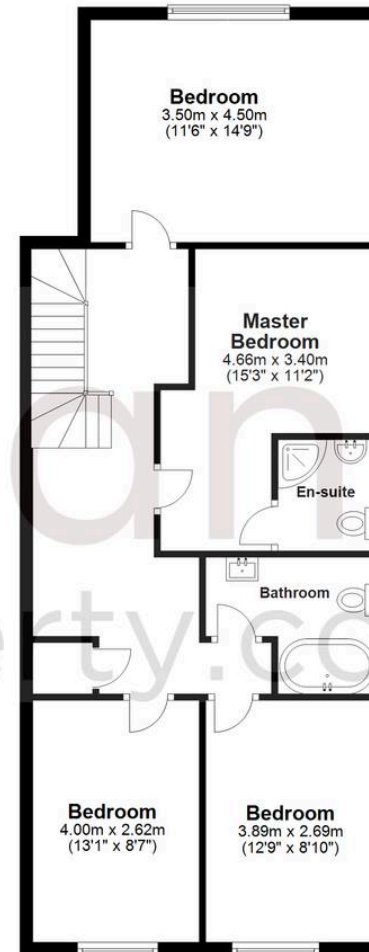
Ground Floor

Approx. 82.7 sq. metres (890.0 sq. feet)



First Floor

Approx. 75.7 sq. metres (815.3 sq. feet)



Total area: approx. 158.4 sq. metres (1705.3 sq. feet)

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