



9 Sassoon Walk, Marlborough

Guide Price £635,000

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9 Sassoon Walk

Tucked away in a beautiful cul-de-sac where each property has its own character, No. 9 Sassoon Walk is a well-presented family home offering a wonderful sense of space and light throughout.

The property's red brick and render exterior is complemented by a neat front lawn, tidy hedging, and an impressive double garage with driveway parking.

Inside, the entrance hall leads to a good-sized study with built-in storage – ideal for home working or as a flexible living space. At the front of the house, a separate dining room offers a practical space that could be styled to suit your family's needs.

To the rear, the spacious sitting room features sliding patio doors opening directly onto the garden patio, filling the room with natural light.

The well-appointed kitchen includes a breakfast bar, integrated appliances, an electric hob and oven, and plenty of storage. A large window overlooks the rear garden, making it a bright and inviting space.

Adjoining the kitchen is a practical utility room with additional storage, a sink, and space for white goods. From here, a door leads into the conservatory – fully double-glazed and heated – offering a lovely spot to enjoy views over the east-facing garden.



Also accessed from the utility is a convenient wet room with a heated towel rail, sink, and WC. The utility connects to the double garage, which benefits from power and an additional door providing access to the rear garden. Upstairs, the principal bedroom overlooks the garden and features an en suite shower room with heated towel rail. There are two further double bedrooms, a comfortable single room, and a well-appointed family bathroom with a shower over the bath.

The property also benefits from a **pressurised water heating system**, providing strong water pressure throughout the home.

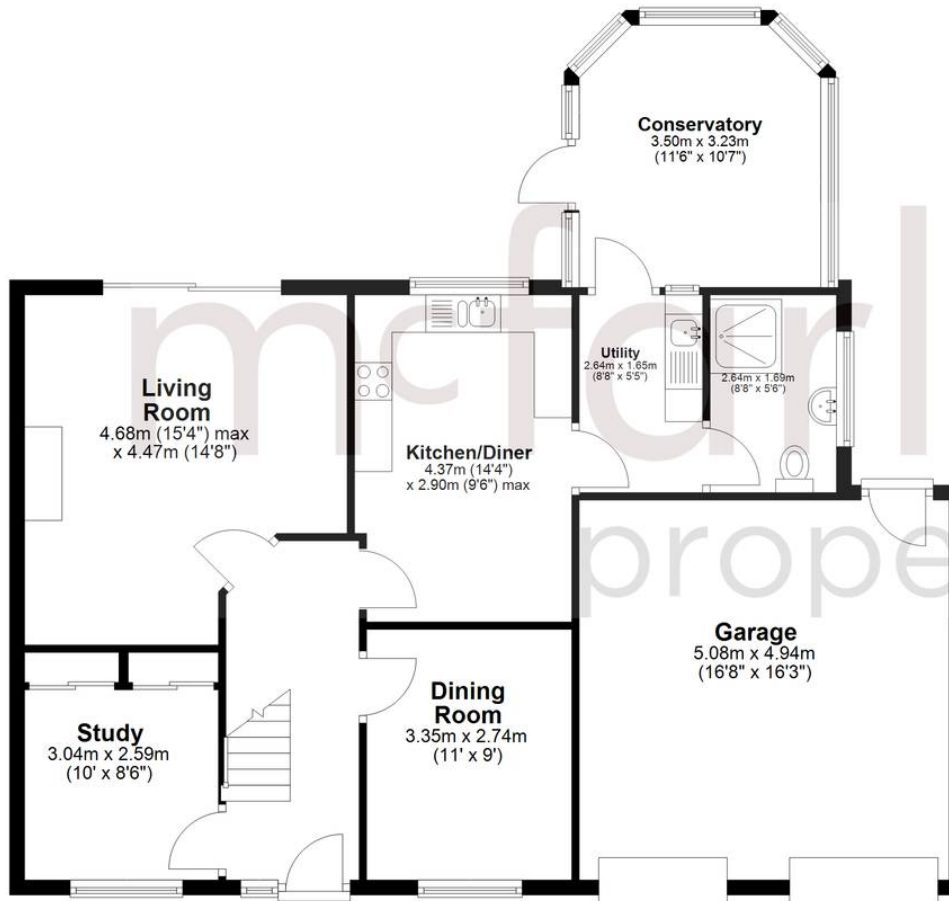
The rear garden is enclosed by fencing and is mainly laid to lawn with mature shrubs and plants along the borders, offering seasonal colour and interest. A brick wall with steps separates the patio from the raised lawn area, adding structure and definition to the space. The patio provides an ideal space for outdoor dining and socialising, while a small pond adds a charming focal point. The garden features a lovely mix of planting, including Eucalyptus, Weeping Cherry, Jasmine, and Choisya. From here, you can enjoy views across the Marlborough hills. A side gate provides access to the front of the property, where the bin store is located.

A well-proportioned family home in a desirable location, No. 9 Sassoon Walk combines flexible living spaces, thoughtfully designed accommodation, and benefits from a double garage and driveway.



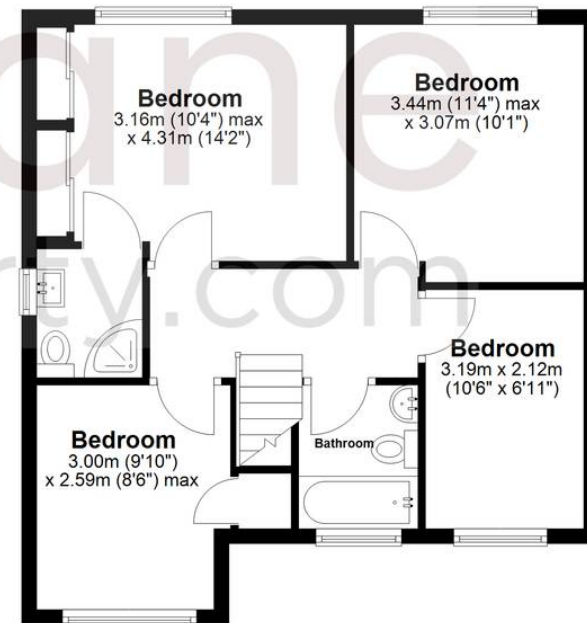
Ground Floor

Approx. 103.6 sq. metres (1114.7 sq. feet)



First Floor

Approx. 52.3 sq. metres (562.7 sq. feet)



Total area: approx. 155.8 sq. metres (1677.4 sq. feet)

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