



7 Hughes Close, Marlborough

Guide Price £525,000

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7 Hughes Close

Hughes Close offers a well-planned and spacious red brick, four-bedroom detached family home, set in a quiet position at the end of the close in Barton Park. This much-loved home now presents an excellent opportunity for modernisation and improvement, allowing prospective purchasers to create a home tailored to their own tastes and requirements. The ground floor enjoys a welcoming entrance hallway providing access to all principal reception rooms, along with the kitchen and convenient cloakroom. The sitting room is a light and airy space, benefitting from a dual aspect and features patio doors that open into the garden. The dining room flows naturally from the sitting room, creating a versatile space for both formal and informal living, and benefits from its own set of patio doors overlooking the garden.

The kitchen overlooks the rear garden and is complemented by a utility room, which in turn provides direct access to the outside.

The first floor comprises four well-proportioned bedrooms and a family bathroom, arranged around a generous landing with good natural light. The property flows well throughout and offers further potential to extend, subject to the necessary planning permissions.



To the front of the property is a lawned garden with mature shrubs and a footpath leading to the front door. To the side, a driveway provides off-road parking and leads to a single garage with power.

The rear garden is well established and offers a good level of privacy, being enclosed by fencing. It features a lawn with a gentle slope, complemented by mature planting including colourful borders and established rose bushes. A charming silver birch and a Kilmarnock hazel tree provide attractive focal points, with further planting adding interest throughout the year.

Additional features include a small ornamental pond and several thoughtfully positioned seating areas, together with a patio ideal for outdoor entertaining and relaxing in the garden.

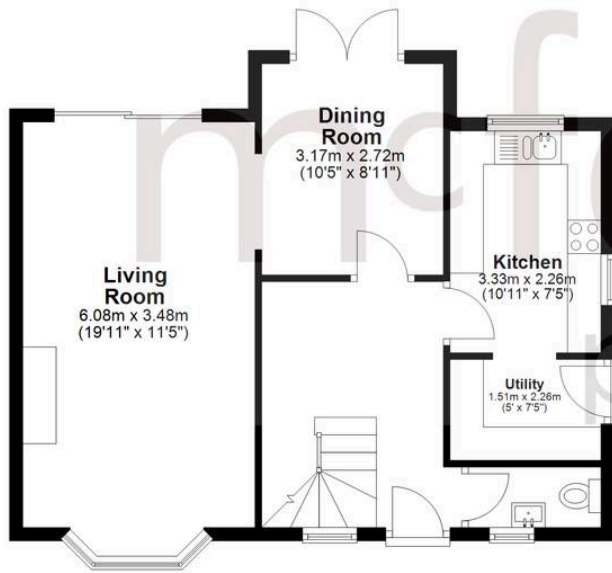
In all, this is an excellent family home located within the highly sought-after area of College Fields, within walking distance of the town centre and its wide range of amenities.

- Detached Four Bedroom Property
- Private established rear garden,
- Driveway parking and single garage
- Walking distance of the High Street
- Excellent potential for modernisation



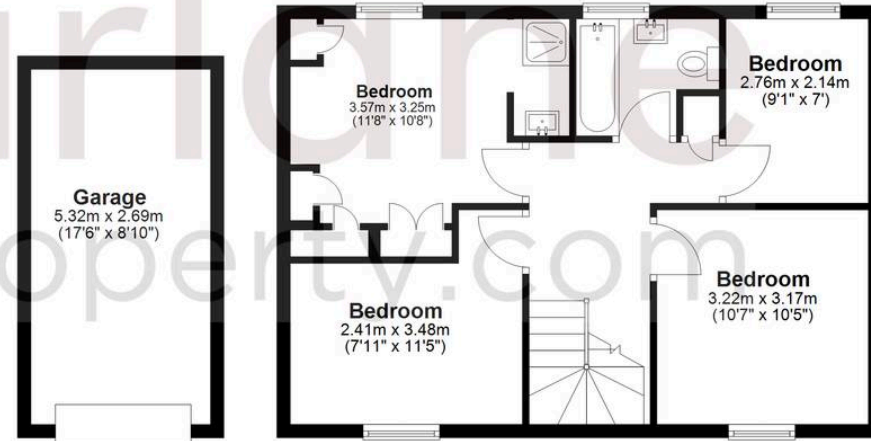
Ground Floor

Approx. 55.0 sq. metres (591.9 sq. feet)
(excluding Garage)



First Floor

Approx. 52.7 sq. metres (566.9 sq. feet)



Total area: approx. 107.7 sq. metres (1158.8 sq. feet)

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