



70 Cherry Orchard, Marlborough
£320,000

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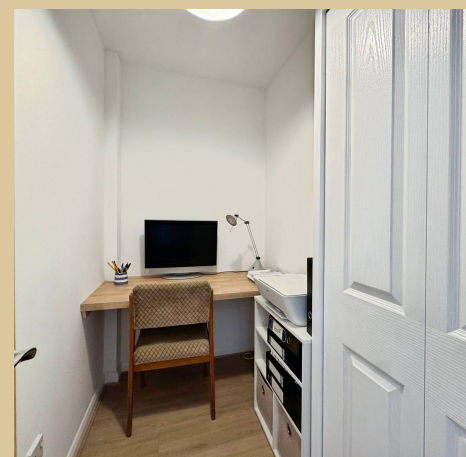
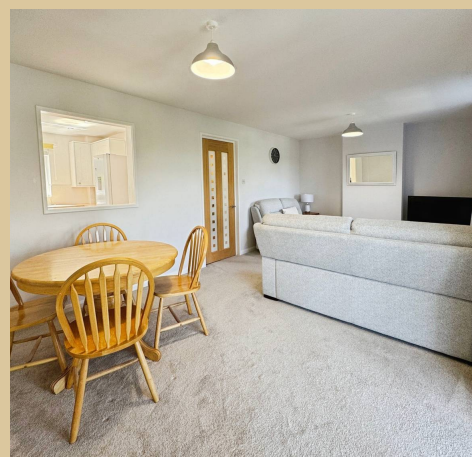


Occupying an elevated position with far-reaching views across Marlborough and the surrounding countryside, this beautifully presented two-bedroom semi-detached home offers well-planned accommodation, light and neutral interiors, and a wonderfully landscaped rear garden.

Approached via a well-maintained front garden, laid predominantly to lawn with mature shrubs and enclosed by fencing, the property also benefits from driveway parking space, together with two additional visitor parking spaces shared within the small development.

Stepping into the welcoming entrance hall, the practical wood-effect laminate flooring continues through the space, providing a durable and easy-to-maintain finish. To the front of the property is a versatile home office, complete with a practical built-in storage cupboard, making it ideal for those working from home or providing additional storage.

The contemporary Howdens kitchen is well designed with an excellent range of tall wall and base units, offering ample storage and worktop space. Finished with tiled flooring and presented in neutral tones, it features integrated appliances, including an AEG induction hob. A charming serving hatch connects the kitchen to the sitting room, creating a sociable feel while allowing you to enjoy the far-reaching views across Marlborough.



The comfortable sitting room is carpeted throughout and flows effortlessly into the bright conservatory. Benefiting from a radiator, this versatile space can be enjoyed all year round and is flooded with natural light, overlooking the beautifully maintained rear garden and the stunning views beyond.

The first floor comprises two generous double bedrooms, both enjoying wonderful views across Marlborough and the surrounding countryside. Each bedroom benefits from fitted double wardrobes and is presented in neutral décor with carpeting throughout. The family bathroom is well presented and fitted with a modern white suite, shower over the bath, attractive tiling and a heated towel rail.

The landing offers excellent practical storage, with three separate built-in cupboards fitted with shelving, providing a superb solution for everyday household items.

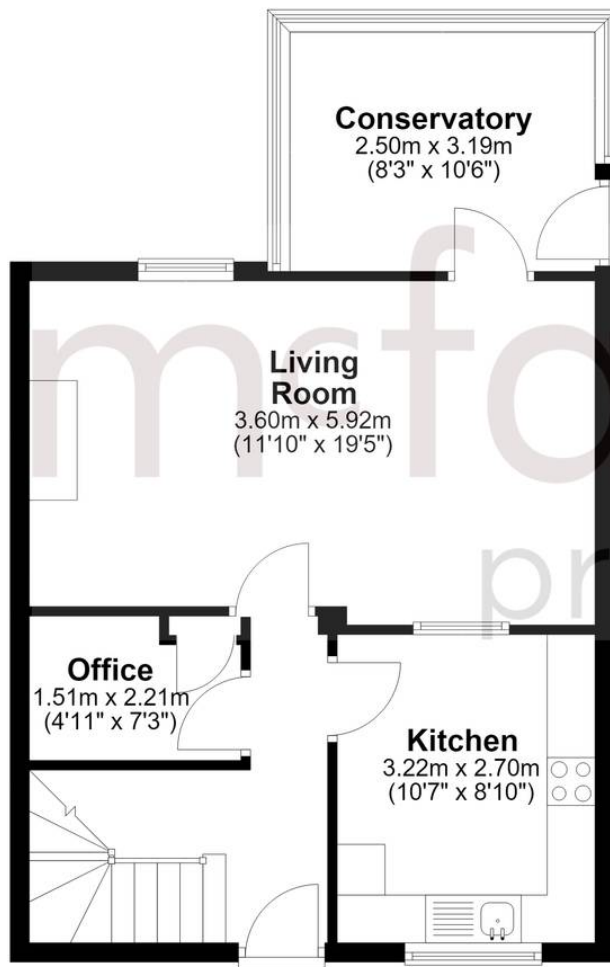
Outside, the landscaped rear garden has been thoughtfully designed and lovingly maintained. A spacious patio adjoining the conservatory provides the perfect setting for outdoor dining and entertaining, while steps lead through attractive tiered gardens filled with mature shrubs and seasonal planting. Established yew, conifer and laurel hedging create a wonderfully private and green backdrop.

At the foot of the garden is a substantial timber shed together with a second secluded patio, offering a peaceful retreat to sit and enjoy the surroundings. Side access provides convenient access to the front of the property.

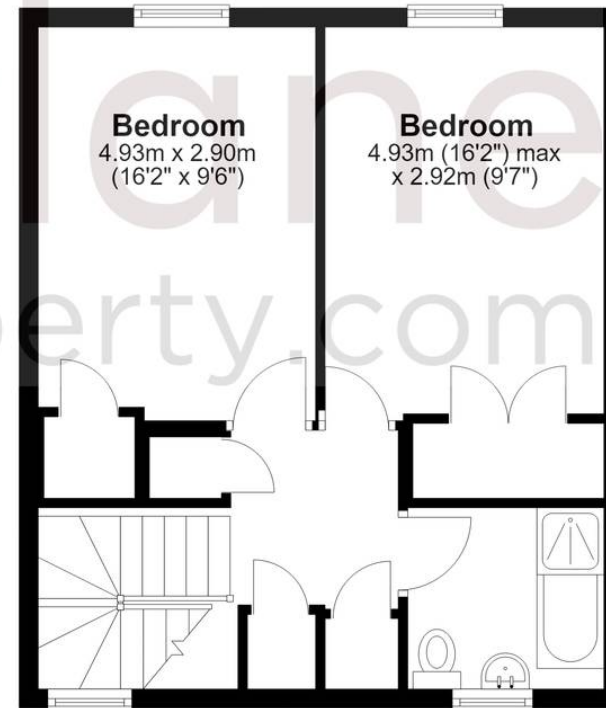
Beautifully maintained throughout, 70 Cherry Orchard offers bright and well-proportioned accommodation, exceptional views, excellent outside space and practical everyday living, all within easy reach of Marlborough's historic High Street, local amenities and highly regarded schools.



Ground Floor
Approx. 49.2 sq. metres (530.0 sq. feet)



First Floor
Approx. 40.9 sq. metres (440.7 sq. feet)



Total area: approx. 90.2 sq. metres (970.7 sq. feet)

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