



75 Marlborough Road, Telford, TF1 5LN

Offers In The Region Of £229,500

This semi-detached house on Marlborough Road is not just a home; it is a lifestyle choice, offering a comfortable and stylish living environment in a desirable location. With its modern amenities and thoughtful design, this property is sure to appeal to a wide range of buyers. Don't miss the opportunity to make this lovely house your new home.

Kitchen

The kitchen and dining area form a bright and practical space, with a sleek and modern look. The kitchen is well-equipped with appliances including an oven, hob, and plumbing for a dishwasher and washing machine, with plenty of storage in light grey cabinetry topped with marble-effect worksurfaces. The adjoining dining area makes mealtimes a real family affair, and opening into the conservatory creates a communal and flowing atmosphere.

Living Room

A welcoming and cosy yet spacious living room at the front of the property, with a beautifully decorated feature wall, wood flooring and a large window. Providing ample space for furnishings and a central hub of the home.

Conservatory

A great addition to the property offering flexible living options, including use as a home office, dining area or second living room. With views over the garden, it's bright and airy atmosphere create a great blend between indoor and outdoor living.

Cloakroom

The downstairs cloakroom features stylish, subway-effect tiling, with a white, low-level flush WC, pedestal sink, and a window for natural light.

Landing

The landing on the first-floor acts as a practical hub connecting the bedrooms and bathroom. Featuring a storage cupboard housing the boiler, and loft access to the boarded loft space.

Master Bedroom



The master bedroom is a comfortable double room with a large window overlooking the front of the property. It provides both comfort and practicality with built-in wardrobes and cupboard space, as well as benefitting from an en-suite shower room.

Bedroom Two

Bedroom Two is a bright single room with a window that fills the space with natural light. It features light carpeting and simple décor, creating a versatile space suitable for a child's room or guest room.

Bedroom Three

This second single bedroom features a cheerful green accent wall with carpeting underfoot and a window that looks out over the garden. It offers a comfortable space, ideal for a child's room or study area.

Bathroom

A central, family bathroom including a fitted bathtub, low-level flush WC and pedestal basin. A fitted vanity unit, radiator and wood flooring complete the room.

Front & Rear Exterior

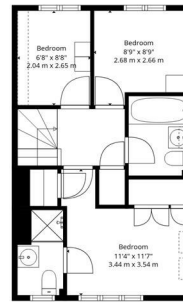
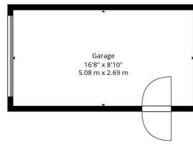


A well-presented entrance to the property, with planted shrubbery and a pathway leading to a gateway to the rear. The rear garden offers a private and enjoyable outdoor space, mostly laid to lawn, edged with gravel borders and a paved path running alongside giving access to the rear parking and garage.

Garage & Parking

The single, brick-built garage offers extra storage space, with a manual up-and-over door and electricity supply. Added convenience of a side door into the garage makes access a lot easier. There is an allocated parking in front of the garage, and further shared spaces to the front of the property.

Floor Plan



First Floor

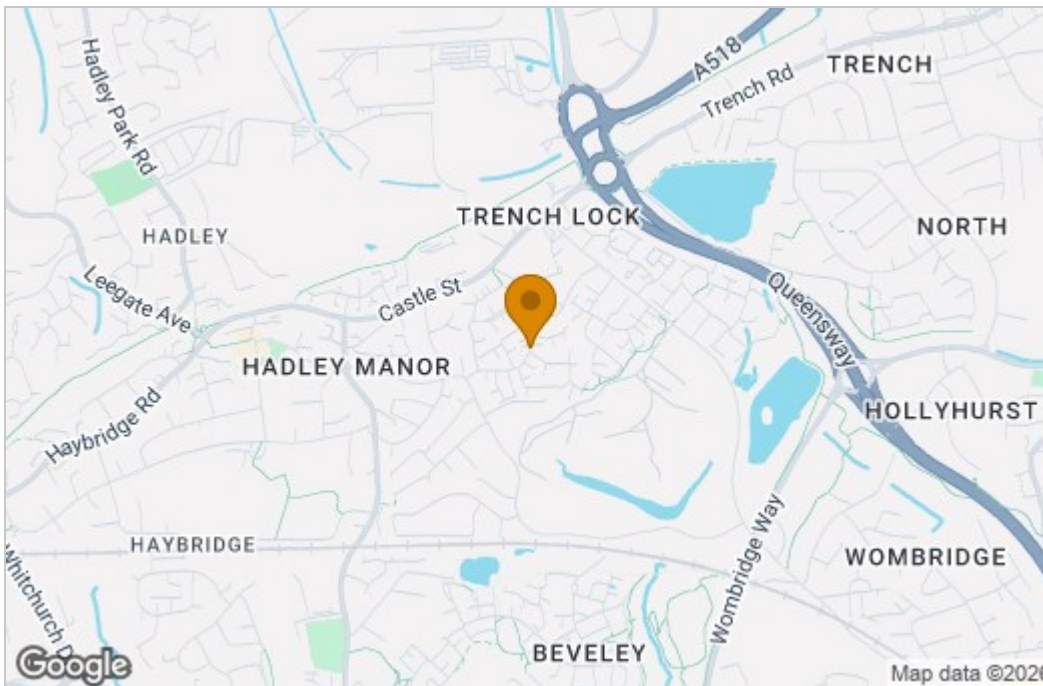
Ground Floor

TOTAL: 985 sq. ft, 92 m2
 GROUND FLOOR: 568 sq. ft, 53 m2, FIRST FLOOR: 417 sq. ft, 39 m2
 EXCLUDED AREAS: GARAGE: 148 sq. ft, 14 m2, WALLS: 131 sq. ft, 12 m2



Measurements Deemed Highly Accurate But Not 100%. Now Are Not Liable And Do Not Take Any Responsibility For Any Errors, Omissions Or Mistakes In The Floorplan. Please Carry Out Your Own Measurements Before Making Any Decisions Based On Them.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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