



105 Cadley Road, Collingbourne Ducis

Guide Price **£475,000**

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105 Cadley Road

Collingbourne Ducis, Marlborough

This charming red brick, detached chalet-style home offers spacious and beautifully presented accommodation throughout, finished to a high standard. Set back from the main road in a private position, the property is approached via a long gravel driveway leading to a generous parking area suitable for multiple vehicles.

The welcoming entrance hall, with engineered wood flooring, provides access to all ground floor rooms and sets the tone for the flow of the home. The living room is a comfortable and inviting space, ideal for entertaining or relaxing, centered around a Woodwarm 9kW multi-fuel burner that forms an attractive focal point. White plantation shutters feature on every window, adding a contemporary touch while providing privacy and natural light.

The open-plan kitchen and dining area is both stylish and practical. The kitchen is fully fitted with integrated appliances, including a fridge/freezer, BOSCH double oven, BOSCH induction hob with extractor, and a NEFF dishwasher. A large breakfast bar, wood work surfaces, metro tiling, and ample storage combine function and style. Adjoining the kitchen, a separate utility room offers an additional work surface, shelving, and a sink, with direct access to the garden. The dining area is a bright, airy space, with windows on all sides and French doors that open onto a patio, seamlessly extending the living space into a thoughtfully designed outdoor area, ideal for al fresco dining.



A versatile study provides an ideal space for home working or could serve as a nursery, conveniently located next to the ground floor principal bedroom suite. The principal bedroom offers generous proportions and a tiled en-suite shower room with a double shower, WC, and basin. A useful ground floor storage cupboard completes the downstairs accommodation.

Upstairs, the entire floor is carpeted, except for the bathroom, which features engineered wood-look tiles, providing a consistent and cohesive finish throughout. There are two further double bedrooms, both with eaves storage, complemented by a sizeable loft space that offers excellent additional storage. The recently updated family bathroom is well presented and comprises a roll-top bath, WC, and basin.

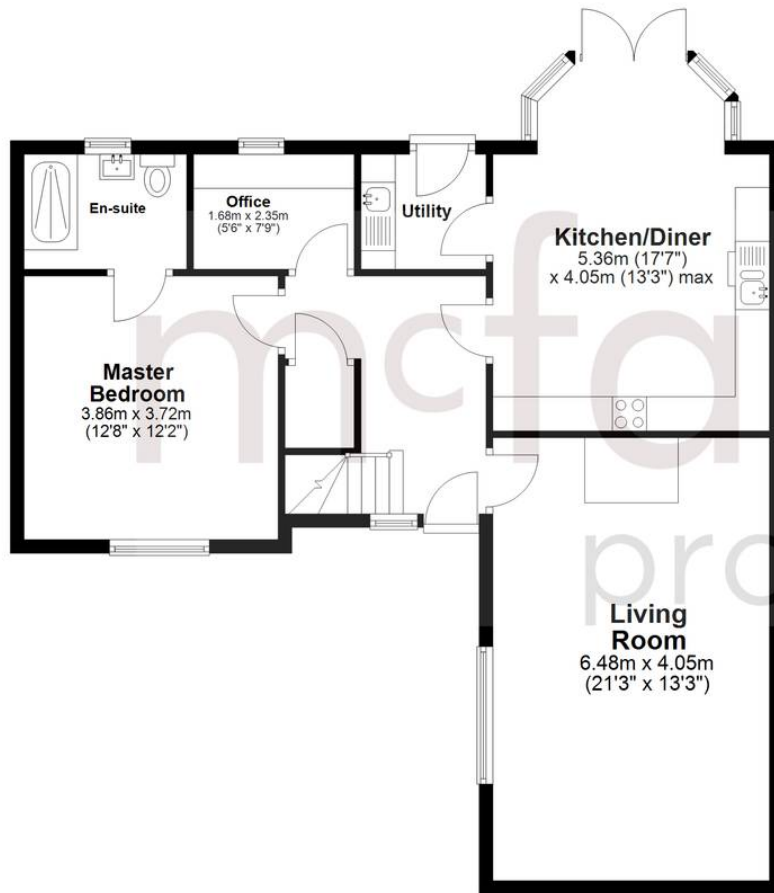
The garden is arranged over two tiers, with a lower patio area perfect for outdoor dining and a top tier leading to an elevated lawn. Designed to be low maintenance, sleeper borders, box hedging, and silver birch planting create a structured yet natural feel, while a practical shed and side access to the front provide convenience. At the front of the property, a graveled area offers ample parking for multiple vehicles. The garden is fully enclosed, ensuring privacy and security throughout.

- Detached chalet-style home
- Beautifully presented throughout
- Open-plan kitchen and dining area
- Ground floor principal bedroom with en-suite
- Off-road parking for multiple vehicles
- Low-maintenance, enclosed garden



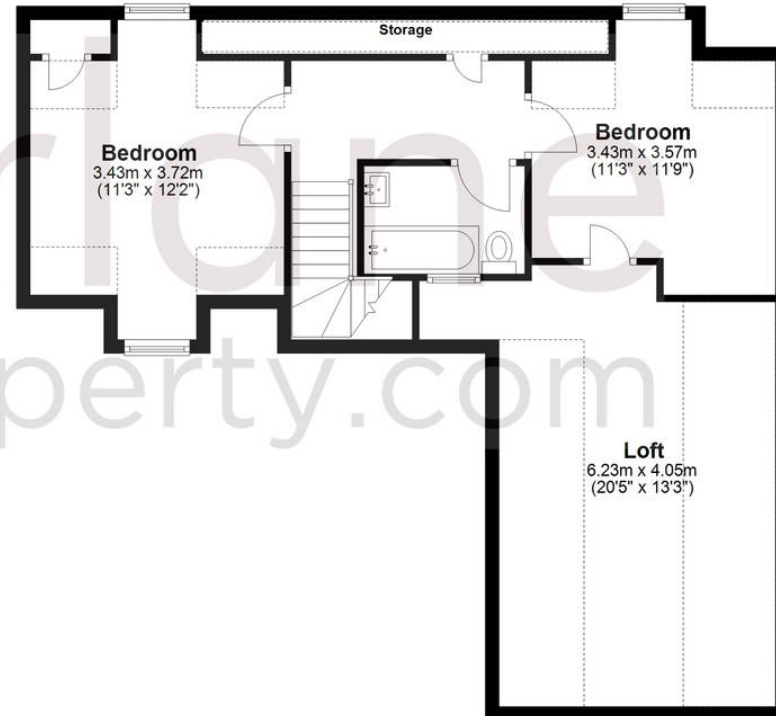
Ground Floor

Approx. 83.8 sq. metres (902.4 sq. feet)



First Floor

Approx. 39.9 sq. metres (429.5 sq. feet)



Total area: approx. 123.7 sq. metres (1331.9 sq. feet)

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