



3 ELCOT CLOSE, MARLBOROUGH

BREARLEY & RICH
ESTATE AGENTS

3 ELCOT CLOSE, MARLBOROUGH, WILTSHIRE, SN8 2BB

Marlborough centre 0.5 miles, M4 (Junction 15) Approximately 8 miles. Rail link via Hungerford, Great Bedwyn Swindon or Pewsey to London Paddington in approximately 1 hour.

A modern detached house at the end of a no through road and offering great potential for updating and possible further extension, subject to planning.

* Hall * Sitting room/dining room * Garden room * Kitchen * Cloakroom * 3 Bedrooms * Family bathroom *
* Garage and parking * Excellent location * No onward chain *



MARLBOROUGH

Elcot Close is a quiet no through road offering easy access in to town and countryside. Marlborough is a thriving, market town situated within an Area of Outstanding Natural Beauty. The town offers excellent local independent shops, an independent cinema, some of the major retailers and supermarkets (including Waitrose) and boasts a number of good quality restaurants such as Rick Steins and Dan's. The Leisure Centre and Golf Club provide excellent sporting facilities, while there are also good schools within the town including St. Johns Academy.

The town is surrounded by the most attractive countryside of the Marlborough Downs, Savernake Forest, Pewsey Vale and Kennet Valley. The M4 gives access to London and the West Country.



THE PROPERTY

This modern detached home offers scope for updating and extension if required and subject to necessary permissions. The front door opens in to the hall with stairs straight ahead to the first floor. To the left of the hall there is a double aspect open plan sitting/dining room with open stone built fireplace and French doors that open on to the rear garden. The kitchen is to the rear of the house and has matching wall and base units and enjoys a good view over the garden. Beyond the kitchen there is a sun room, which is to the rear of the garage and this has a door to the garden. There is also a ground floor cloakroom.

On the first floor there are three generous size bedrooms, consisting of two doubles and a single. Finally, there is a family bathroom with a white suite and separate shower.

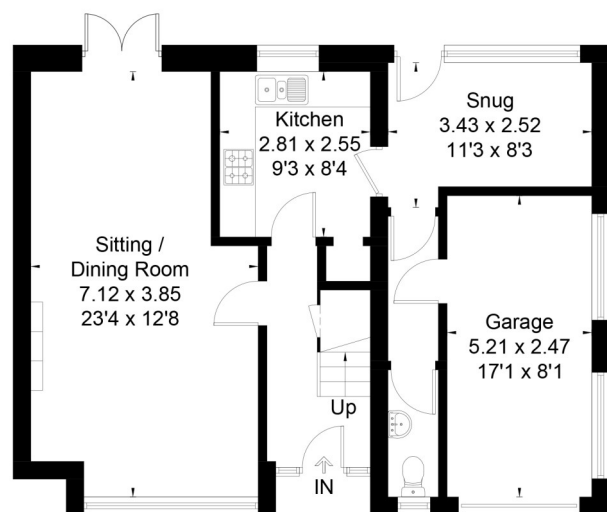
OUTSIDE

To the front of the property there is a block brick driveway providing parking for 2/3 vehicles and this in turn leads to the single garage with an up-and-over door. The front garden is laid to lawn and wraps around the property. The rear garden is also laid to lawn with a large scalloped terrace. The garden can be accessed from both sides and is enclosed by panel board fencing.

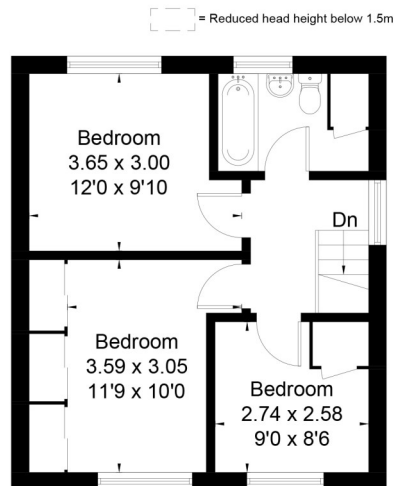
SERVICES

All mains services connected. Council tax Band E.

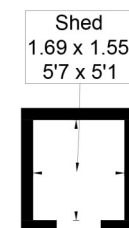
Approximate Floor Area = 106.4 sq m / 1145 sq ft (Excluding Shed)



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #90981

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