

**8 Dando Drive, Marlborough**

This floor plan is for illustrative purposes only. Areas, measurements and distances given are approximate. Any prospective purchaser should satisfy themselves as to precise dimensions. Plan produced using PlanIt.

Total area: approx. 182.0 sq. metres (1958.9 sq. feet)



# 8 Dando Drive, Marlborough, Wiltshire, SN8 1TT

An outstanding four bedroomed detached family home providing flexible, well proportioned accommodation.

- Individual detached family home
- Four good sized bedrooms
- Three bath/shower rooms
- Three large reception rooms
- Large corner plot with views
- Very flexible accommodation
- Detached garage & parking
- Gas central heating
- South west facing garden



Occupying a lovely corner plot with a good sized south west facing garden, enjoying views across the Kennet Valley.

## The property

Originally constructed in 1986 as a split level detached bungalow, the property has been enlarged and greatly improved by the present owners, now providing a very flexible, well proportioned family home with accommodation over three floors, surrounded by a good sized corner plot with views to the south and west. The best way to get a feel for a property is to have a wander over and we will start walking up to the front door.

## The accommodation

A large covered porch with outside light leads to the front door. This opens into the entrance hall with handy coats cupboard, staircase right to bedrooms 2, 3, 4 and the family bathroom (we will come back here later), but first we will carry on into the inner hall, turning left into the large sitting room. This is a great sized room with bay window overlooking the front garden and a stone built fireplace with a fitted cast iron wood burning stove. Right through double doors into the dining room end of the kitchen/dining room. This is a lovely long, light room with windows to three sides



and double doors opening into the rear garden. Turning left we walk into the family room/playroom or potential granny annexe (STPP) with bay window to the front and door and window to the side. Back into the dining room and straight on into the well appointed kitchen with a good range of fitted cupboards, breakfast bar and work surface with inset twin sink with mixer tap over and water filter. Gas range cooker with extractor hood over, integrated dishwasher and space for a fridge freezer. Door from here opens back into the inner hall with staircase up to the study/landing and master bedroom suite but firstly we will turn left up a short staircase into the utility room.

## Continued

The utility room has a window and door out into the rear garden, wall mounted gas boiler for the central heating, Belfast sink and range of storage cupboards. Plumbing for washing machine and space for a second fridge freezer. Back down to the inner hall and up the staircase onto a light and airy landing/study area with eves storage, around the corner past the jack and jill door into the bathroom and on into the master bedroom. Currently used as the guest bedroom this is a good sized room with large Velux windows to both sides and circular window to the rear, built in wardrobes and door opening into the newly fitted bathroom with separate corner shower. Back down to the main hall and left up onto the landing, first on the right is a good sized single bedroom with window to the front, next is the third bedroom, a decent double, with window to the front and built in wardrobes. The second bedroom is next (currently used as the main), with window to the rear, built in wardrobes and door opening into an ensuite shower room with large walk in shower. Finally the family bathroom, an internal room with tiled walls, double ended bath with separate shower over, toilet, wash basin and a heated towel rail.

## Parking, garage and gardens

A wide driveway leads down to the front of the property providing parking for 4+ cars. To the left is a newly constructed oversized single garage with up and over door, window and door to the side and power and lighting. The property is constructed in the middle of a large south west facing plot. To the front is a well stocked garden with mature flowering shrubs and fruit trees. Pathway leading around both sides of the property, turning left we walk past an ideal kitchen garden area currently reseeded as lawn with a large hard-standing for a shed. A gate opens onto a wide paved patio area overlooking the garden with views down the valley. Good sized garden mainly laid to lawn with numerous mature trees and shrubs. Newly constructed timber workshop or summerhouse, greenhouse and small vegetable/herb garden. Outside lighting and water tap. Gated access back around to the front garden.

## Services, tenure and local authority

Mains electricity, gas, water and drainage. Gas fired central heating. Telephone lines subject to the usual transfer regulations. (No tests to the suitability of services have been carried out and intending purchasers should commission their own tests if required).

The property is freehold

The property is Band E, 2017/2018 £1,758.16. Wiltshire Council. Trowbridge, Wiltshire. BA14 8JN. 0300 456 0100

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