Tunnicliffe Close, Marlborough Park

Old Town, Wiltshire, SN3

HAMPTONS INTERNATIONAL

Beyond your expectations

A Stunning 4 Bedroom Town House With Fabulous Views

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Open Plan | Kitchen/Dining/Sitting Room | Study/Bedroom 4 | Shower Room | 3 Further Double Bedrooms | 2 Ensuites | Family Bathroom | Balconies | Roof Terrace | Stunning Views | Solar Panels | EPC:B | Parking

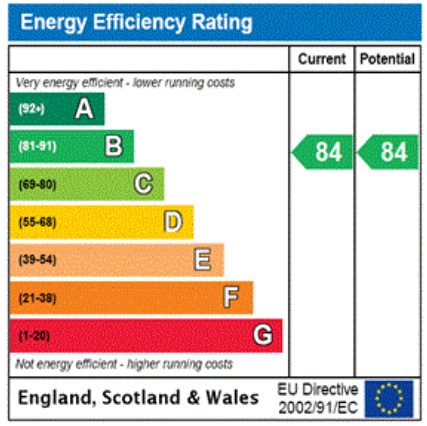
Guide Price £318,500 Leasehold

Description
A stunning and contemporary town house with 4 bedrooms and 4 bathrooms, and a fabulously large roof terrace with superb views over the Marlborough Downs. The house is set over 3 floors, presented with much style and flair and is deceptively spacious offering versatile accommodation. Of particular note is the kitchen/dining/family room. This is a lovely room with wooden flooring which continues through the house. The kitchen is fitted with a great range of black high gloss cupboards with built in fridge freezer, gas hob and electric oven with extractor over, the dining area has French doors opening onto a balcony. There is a study/bedroom 4 with a shower room on this floor. Upstairs there are 3 double bedrooms , 2 with ensuites and a separate bathroom. The master bedroom has French doors to a balcony with stunning views.

Outside
The house is set at the end of a close and has a fabulous and very spacious roof terrace with stunning views, ideal for outside entertaining or enjoying the sunset at the end of a busy day. There is allocated parking.

Location
Marlborough Park is a desirable and innovative award winning development set on the edge of Old Town with views across the Wiltshire countryside. Old Town is one of the oldest parts of Swindon, (existing from well before the Doomsday book, with architecture spanning centuries) yet is currently undergoing a renaissance, with a choice of wine bars, restaurants and street cafes a short walk away, healthcare is met locally by surgeries in Old Town and the Great Western Hospital. The Lawns and Town Gardens (with Aviary, concert bowl, rose garden and cafe) provide a relaxing environment. Banks, a variety of specialist shops and a supermarket complete Old Town's self-contained character.

Additional Information
The property also benefits from a fitted and serviced fire alarm and solar panels. There is also an intercom system located across three floors. There is a service charge of £140 and ground rent of £20 per calender month.



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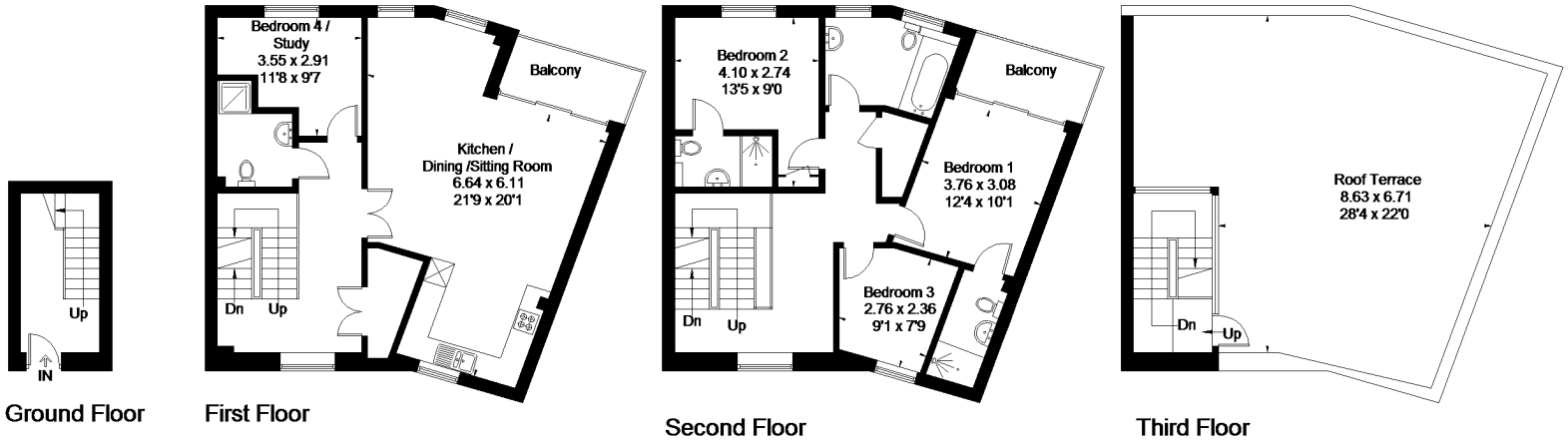
Approximate Gross Internal Area = 152.4 sq m / 1640 sq ft
(Excluding roof terrace and balconies)



FLOORPLANZ © 2015 0845 6344080 Ref: 145393
This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate.
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

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