



## 2 Hughes Close, Marlborough

Fixed Price £825,000

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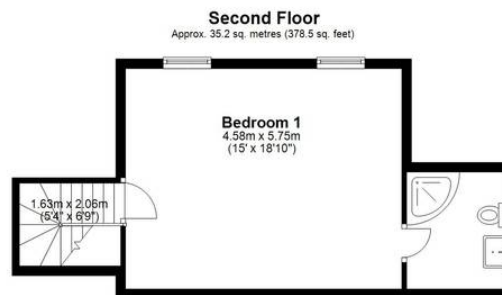
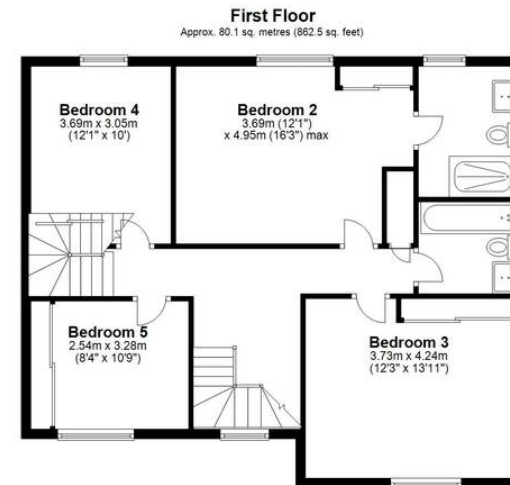
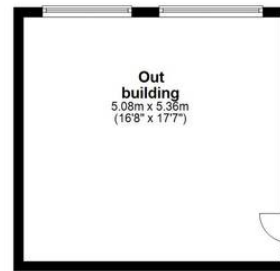
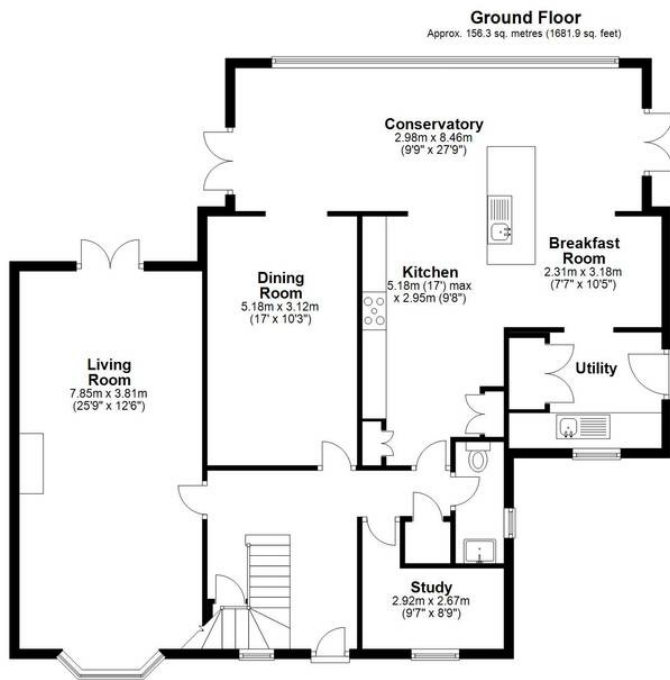
## 2 Hughes Close

McFarlanes are delighted to present this spacious family home, nestled in an established, mature estate and built in the mid-1980s. With its classic brick construction under a tiled roof, the property is fully double-glazed and tastefully decorated throughout.

Upon entering, the ground floor greets you with hardwood flooring and a thoughtfully designed layout. The heart of the home is the expansive, open-plan kitchen, centered around a large island complete with a breakfast bar and integrated boiling water tap. The kitchen boasts contemporary units, quartz worktops, and a full complement of wall and base cabinets, enhanced by floor-level mood lighting. A standout feature is the SMEG range cooker, equipped with a 7-burner gas hob and BBQ plate. Off the kitchen, the utility room provides practical space with an integrated dishwasher and plumbing for a washing machine and dryer, along with side access to a patio area.

The kitchen seamlessly flows into an extensive conservatory, bathed in natural light from two sets of French doors leading to the south-facing garden. The conservatory also features a stylish SMEG electric fire, offering comfort and ambiance. The double-aspect sitting room is equally inviting, with French doors opening onto the decked terrace and a large bay window. A recently installed log burner adds a cozy touch. Additional ground floor rooms include a formal dining room, a flexible reception room currently used as a playroom, and a downstairs cloakroom.





Total area: approx. 271.5 sq. metres (2922.9 sq. feet)

# McFarlane Sales & Lettings

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