



**59 Whitley Road,
Aldbourne, Marlborough, SN8 2BU**

- Link Detached House
- Three Bedrooms
- POTENTIAL TO EXTEND (stpp)
- Stunning Views
- South West Facing Rear Garden
- 17ft Living Room
- Dining Area
- Downstairs Cloakroom
- Garage & Driveway Parking
- Cul De Sac Location

Offers In Excess Of £350,000



Primary Homes & Lettings are delighted to offer this well presented and spacious three bedroom link detached house with **** POTENTIAL TO EXTEND **** (subject to planning permission). Situated in a quiet cul de sac in the sought after village of Aldbourne with stunning countryside views. The accommodation comprises of entrance hallway, cloakroom, kitchen, living room, dining area, three bedrooms and bathroom. Property also benefits from front and rear garden, garage, driveway parking, gas central heating and uPVC double glazing. An early viewing is highly recommended.

Aldbourne

The thriving and friendly village of Aldbourne has a local shop/post office and co-operative store, an outstanding pre-school, a popular nursery, St Michaels Primary School and two good public houses. Numerous activities exist within the village and Aldbourne also has its very own brass band. The larger towns of Hungerford, with its excellent rail link to Reading, London and the west, and Marlborough can be found less than 10 miles east and west of the village and where a more comprehensive range of shops and amenities can be found. Aldbourne is surrounded by some of the most scenic countryside in the county with fantastic bridleways, walking and mountain biking. The M4 J15 is within easy striking distance.

Entrance Hallway

uPVC front door. Storage cupboard housing washing machine. Laminate flooring. Radiator.

Cloakroom

Obscured uPVC window to side elevation. Suite comprising of wash hand basin with splash back tiles and low level W.C. Laminate flooring. Radiator.

Kitchen

uPVC window to front elevation. White wooden wall and base units with rolled edge worktops over. Stainless steel sink and drainer with half bowl. Freestanding cooker with extractor hood over. Integral fridge and freezer. Space and plumbing for dishwasher. Space for tumble dryer. Part tiled walls. Tiled flooring.

Living Room

uPVC window to rear elevation. Stairs to first floor. Open fireplace with brick surround. Two radiators. Opening to dining area:

Dining Area

uPVC window and French doors to rear garden. Radiator.

Landing

uPVC window to side elevation. Airing cupboard. Loft access.

Bedroom One

uPVC window to front elevation. Radiator.

Bedroom Two

uPVC window to rear elevation. Built in wardrobe. Radiator.

Bedroom Three

uPVC window to rear elevation. Radiator.

Bathroom

Obscured uPVC window to side elevation. White suite comprising of panelled bath with electric shower over, pedestal wash hand basin with splash back tiles and low level W.C. Shaving point and light. Part tiled walls. Laminate flooring. Radiator.

Garage & Parking

Up and over garage door. Door to rear garden. Light and power. Driveway parking for two vehicles.

Front Garden

Mostly laid to lawn with mature hedging. Block paved path leading to storm porch and access to rear garden. Outside light and tap.

Rear Garden

South west facing. Enclosed by timber fencing and brick wall. Laid to lawn with mature shrubs and hedging. Paved patio with access to garage and front.

Sizes

Please note, all measurements of room sizes given are not guaranteed and figures are for guidance only.

Viewings

Strictly via our Swindon office telephone (01793) 641641.

Mortgages

If you would like independent mortgage advice please call Primary Mortgage Centre on (01793) 616617. Home visits available.

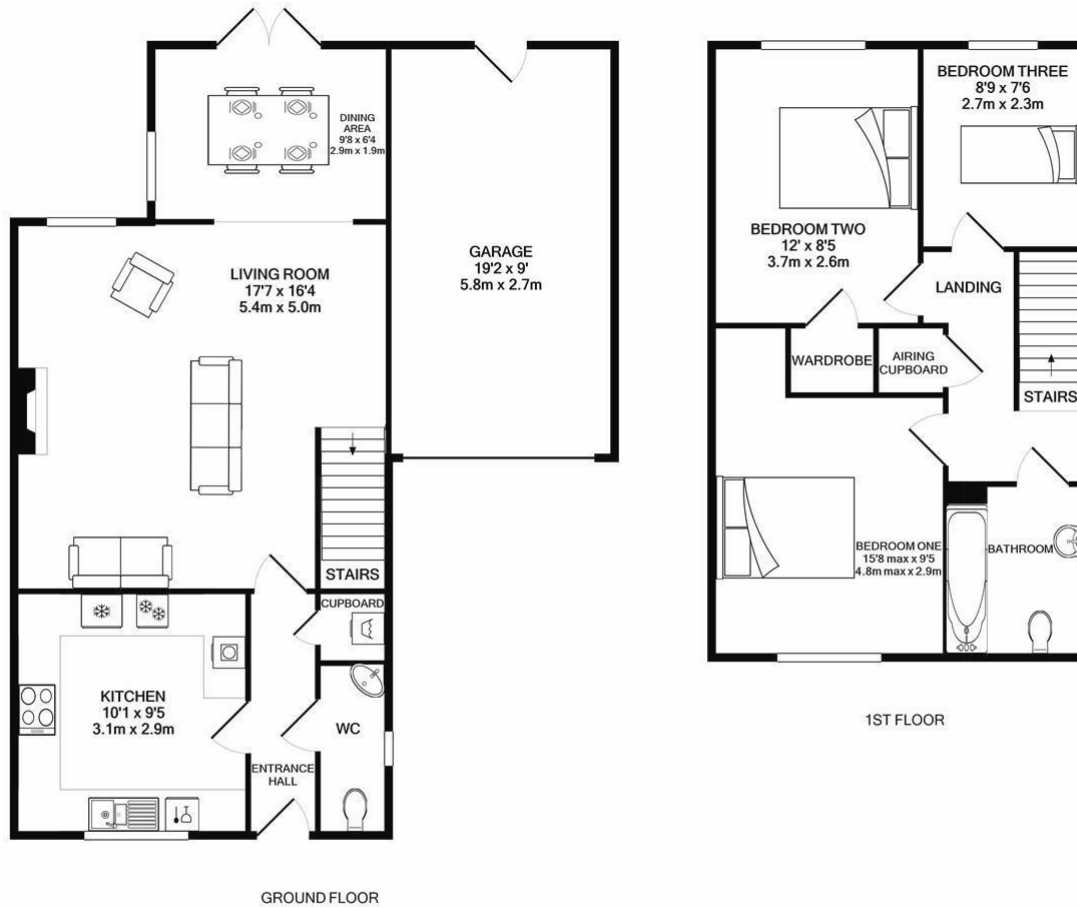
Money Laundering

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



PRIMARY HOMES & LETTINGS

Tel: 01793 641 641



FOR ILLUSTRATION ONLY

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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