



23 River Park

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23 River Park, Marlborough, Wiltshire, SN8 1NH

A four bedroomed detached house with planning permission passed to enlarge, occupying a generous corner plot in this most sought after location.

- Good sized detached house
- Generous corner plot
- Two garages, extensive parking
- Planning passed to create a superb contemporary home
- One of the most sought after locations in the town
- Easy level walking to High Street



The new planning creates five bedrooms, ensuite to the master and three generous reception rooms with bi-fold doors into the garden.

The existing accommodation

We walk through the front door into a good sized hallway, to the right is the downstairs cloakroom, a good sized understairs cupboard and the staircase rising to the first floor. A door opens into the kitchen, but we will turn left into the sitting room. A good sized room with open fireplace, currently open plan into dining room with door right into the kitchen or straight on into the upvc double glazed conservatory overlooking the rear garden. Back into the dining room and left into the kitchen, refitted probably



within the last 20 years with a good range of quality units and integrated appliances. Window to the rear and door to the side covered walkway. Turning right we walk back into the hall and up the staircase to the first floor landing. Access to the loft and a built in airing cupboard, first left into the third bedroom. A large single bedroom with a window to the front and built in wardrobe. The main bedroom is next, a generous double with two windows to the front and a built in wardrobe. The second bedroom is also a double with window to the rear and a built in wardrobe. The family bathroom was again refitted about 20 years ago, white suite with a separate walk in shower. Finally the fourth bedroom, a single with window to the rear.

Gardens and parking

The property occupies a good sized corner plot with parking area and garages to the front and rear. The front garden is mainly laid to lawn with well stocked flower and shrub beds, outside lighting. To the side is a mature garden area with large shrubs and trees, sitting area and lawned area. To the rear is a good sized enclosed garden, mainly laid to lawn, again with mature large shrubs and trees. Paved patio area, gated access to the side, outside lighting and water tap.

Parking. To the front a brick paved parking area for 2 + cars leading to a single garage with up and over door, power, lighting and door to a covered walkway leading to the rear garden, second garage and kitchen door.

To the rear a large hardstanding leading to the rear garage, again a single with up and over door, power, lighting and window and door into the covered walkway.

Planning permission

Planning has been passed to provide the following accommodation. Larger hall, door left into a sitting

room with open fireplace. Back into the hall and left into a dining room with new kitchen to the left, right into a generous family room with bi-fold doors into the garden, turning right into a utility room and door into a downstairs bathroom. Upstairs new master bedroom with ensuite shower room, four further good sized bedrooms and new family bathroom. The rear garage area would now be the new family room and the rear parking area reclaimed to enlarge the garden.

Services, tenure and local authority

Mains electricity, 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 F, 2019/2020 £2,792.32 Wiltshire Council. Trowbridge, Wiltshire. BA14 8JN. 0300 456 0100.

If you have any questions about this property, please call our Marlborough office 01672 512299 or email marlborough@henrygeorge.co.uk

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