



## 4 Purlyn Acre, Marlborough

Guide Price £210,000

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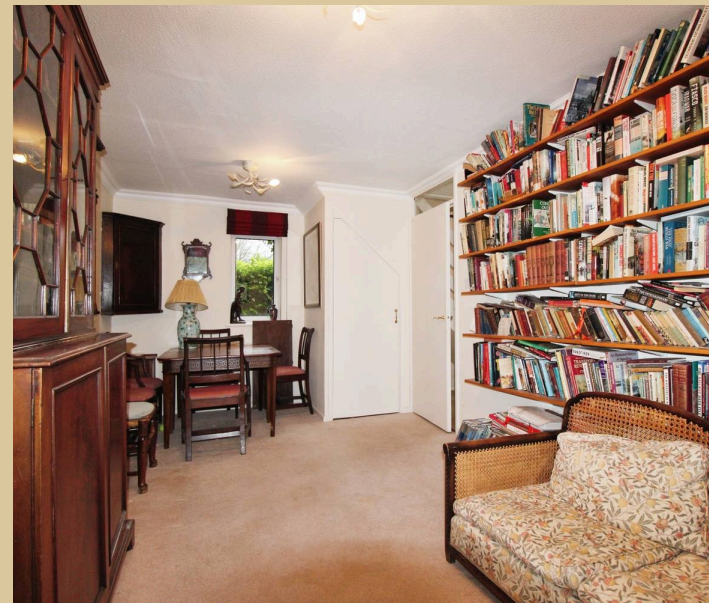
## 4 Purlyn Acre

Step inside through the front door into a practical entrance porch, perfect for keeping everyday essentials organised. This leads to a downstairs cloakroom and a spacious sitting room. With its dual-aspect windows, the sitting room offers a flexible layout, providing plenty of space to create a comfortable living area. The kitchen is newly fitted with a brand-new oven, good storage space, and room for a dining table and chairs. From here, you have access to the enclosed rear garden.

Upstairs, there are two large double bedrooms, a family bathroom, and a separate WC, offering practical living space.

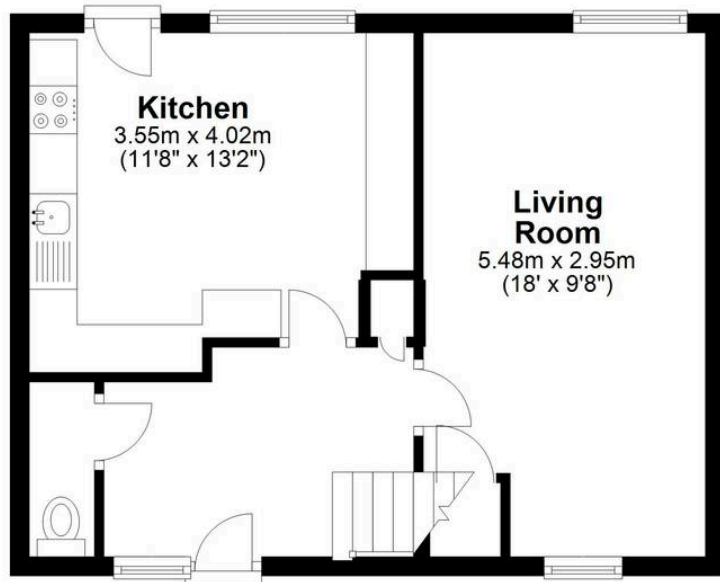
### Exterior

The property is approached via a paved pathway. The rear garden is fully enclosed, mainly laid to lawn with a patio area for outdoor seating. The property also has gated rear access for added convenience.



### Ground Floor

Approx. 38.8 sq. metres (417.3 sq. feet)



### First Floor

Approx. 38.8 sq. metres (417.3 sq. feet)



Total area: approx. 77.5 sq. metres (834.7 sq. feet)

## McFarlane Sales & Lettings

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