



Mulberry Way, Sutton-in-Craven, BD20 7DZ

Offers Over £600,000

- FOUR BED DETACHED
- OFF ROAD PARKING
- STUNNING PROPERTY
- MASTER BEDROOM WITH EN-SUITE
- INCREDIBLE COUNTRYSIDE VIEWS
- DOUBLE GARAGE
- SIZEABLE GARDEN
- AMAZING KITCHEN/DINER/LIVING ROOM
- FANTASTIC LOCATION

# Mulberry Way, Sutton-in-Craven BD20 7DZ

A STUNNING, FOUR DOUBLE BEDROOM property, with LIVING/DINING KITCHEN and bi-folding doors leading out to the REAR GARDEN providing BREATHTAKING, COUNTRYSIDE VIEWS. With SPACIOUS ROOMS THROUGHOUT, a DOUBLE GARAGE and SIZEABLE GARDEN.



Council Tax Band: F



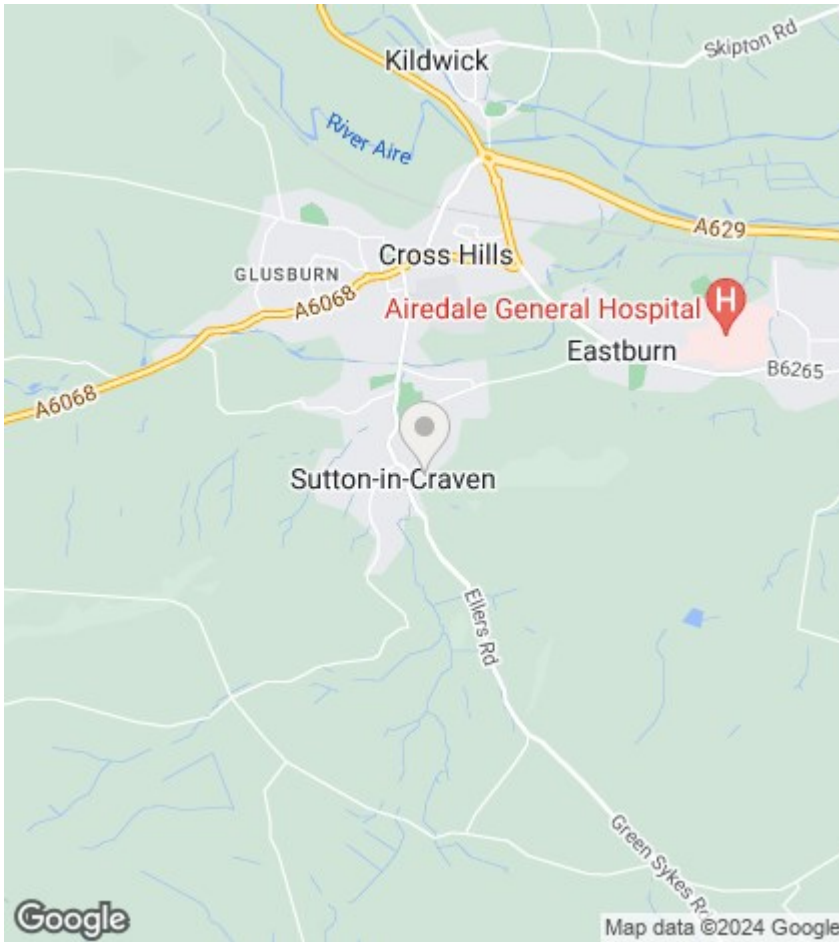
## PROPERTY DETAILS

An exciting and rare opportunity to acquire this stunning, prestigious stone built, four double bedroom property. From the grand entrance porch to the jaw-dropping living/dining kitchen, it seems like every detail has been carefully crafted to create a luxurious living space, with bi-folding doors leading out to the rear garden, the connection to the breathtaking countryside views must be incredible.

The layout seems perfect for both family living and entertaining, with spacious rooms throughout and a convenient utility room leading into the double garage. The master bedroom with its luxury en-suite shower room and fitted wardrobes provides a tranquil retreat, and having three additional double bedrooms ensures plenty of space for everyone. Outside, the dry stone walled gardens and large patio make ideal spots for enjoying the beautiful surroundings, and having open fields adjoining the property adds to the sense of space and tranquility.

The location in Sutton in Craven is idyllic, with its charming village atmosphere, convenient amenities and easy access to neighboring villages and train links to larger business centers, it offers the best of both worlds – peaceful countryside living with urban conveniences within reach.

Overall, this property truly seems like a rare gem and I can imagine it won't be on the market for long. A viewing is definitely in order for anyone seeking a home with the wow factor and stunning views!



## Viewings

Viewings by arrangement only. Call 01535 636238 to make an appointment.

## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>91</b>
(81-91) <b>B</b>		<b>86</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Total Area: 205.8 m<sup>2</sup> ... 2215 ft<sup>2</sup> (excluding garage)  
 All measurements are approximate and for display purposes only