



5 Mulberry Drive
Crowle, DN17 4JF
£315,000

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Introducing this stunning four bedroom detached house, available for sale on Mulberry Drive, Crowle. This property boasts an array of beautifully presented spaces, ideal for families seeking a warm and welcoming home.

The heart of this home lies within its open-plan kitchen, equipped with dining and living space as well as a separate utility. The property also comprises two reception rooms, an attached garage with additional storage space and a downstairs W/C. Upstairs, this home boasts four bedrooms, the first bedroom comes with an en-suite, and the three piece family bathroom. Externally, there is plenty of parking to the front of this home, with a well presented lawned garden to the rear with entertaining areas.

Located near Crowle's local amenities, including schools, shops, pubs and transport links, this home is in a prime position. Don't miss out on the opportunity to secure this fantastic property, viewings are now available!



Hallway 5'9" x 16'10" (1.76 x 5.14)

Entrance to the property is via the front door and into the hallway. Wooded flooring with coving to the ceiling, central heating radiator and internal doors lead to the sitting room, snug, W/C, storage cupboard and opening to the kitchen/diner. Carpeted stairs lead to the first floor accommodation.

Kitchen/Diner 11'6" x 22'6" (3.51 x 6.86)

A lovely open plan area with wooden flooring throughout, coving to the ceiling, spotlights and two central heating radiators. Base height and wall mounted units with complimentary wooden countertops and tiled splashbacks, integrated oven, grill and overhead extractor fan, integrated fridge/freezer, integrated sink and drainer, integrated dishwasher and space for further fridge/freezer. uPVC window faces to the rear of the property and uPVC French doors lead to the rear garden.

Utility 8'6" x 4'10" (2.6 x 1.49)

Wooden flooring with central heating radiator and internal door lead to storage area which measures 2.42m x 2.48m. Base height units with wooden counter top, tiled splashbacks, integrated sink and space and plumbing for washer and dryer.

Snug 7'6" x 10'10" (2.3 x 3.31)

Carpeted with coving to the ceiling, central heating radiator and uPVC bay window facing to the front of the property.

Sitting Room 12'0" x 8'6" (3.68 x 2.6)

Laminate effect flooring with coving to the ceiling, central heating radiator and uPVC window facing to the front of the property.

W/C 5'8" x 3'6" (1.74 x 1.08)

Tiled flooring with central heating radiator and uPVC window facing to the side of the property. A two piece suite consisting of toilet and sink.

Landing

Carpeted with internal doors leading to all four bedrooms, two storage cupboards and family bathroom.

Master Bedroom 14'2" x 12'7" (4.32 x 3.84)

Carpeted with central heating radiators and dual uPVC windows facing to the front of the property.

En-Suite 6'11" x 6'5" (2.11 x 1.98)

Entrance from the master bedroom, vinyl effect flooring with heated towel rail and uPVC window facing to the side of the property. A three piece suite consisting of corner shower cubicle with power shower, sink with vanity unit and toilet.

Bedroom Two 10'2" x 9'9" (3.11 x 2.99)

Carpeted with central heating radiator and uPVC window facing to the rear of the property.

Bedroom Three 8'10" x 8'5" (2.7 x 2.57)

Carpeted with central heating radiator, built in wardrobes and uPVC window facing to the rear of the property.

Bedroom Four 9'2" x 9'3" (2.8 x 2.84)

Carpeted with central heating radiator and uPVC window facing to the front of the property.

Bathroom 6'5" x 5'4" (1.98 x 1.65)

Vinyl effect flooring with heated towel rail and uPVC window facing to the side of the property. A three piece suite consisting of bathtub with overhead power shower, sink and toilet.

External

To the front of the property is a lawned garden with a driveway offering off street parking for multiple vehicles. The driveway leads to the front of the property and the attached garage which measures 2.75m x 2.48m. Access to the rear is down the side of the property through a wooden gate, to a well presented garden which is mainly laid to lawn, with patio and decking areas, ideal for entertaining.

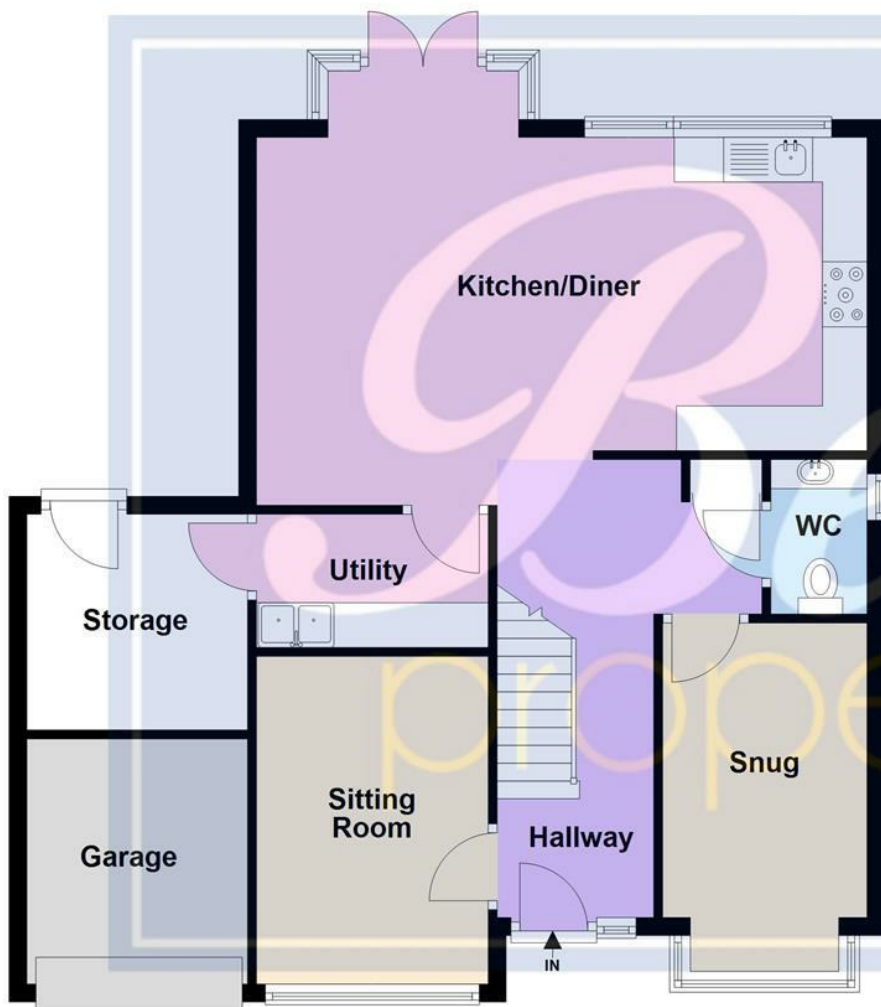
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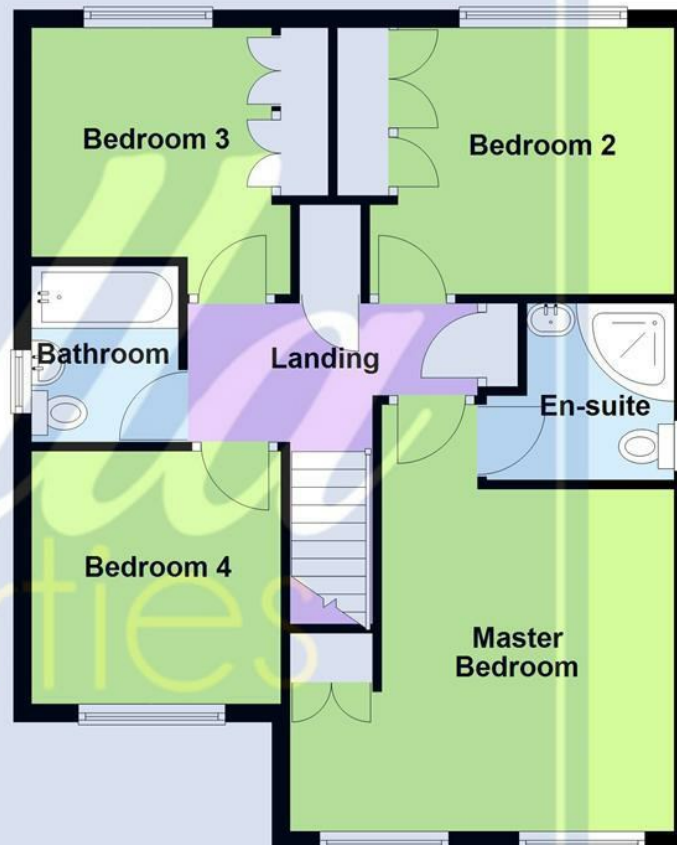




Ground Floor



First Floor



Total area: approx. 139.3 sq. metres

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine your satisfaction as to the suitability of the property for your space requirements.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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