

WONDERFUL FOUR BEDROOM DETACHED HOUSE IN A QUIET LOCATION WITH WOODLAND VIEWS TO THE REAR. This delightful spacious family home on Mulberry Way in Armthorpe has plenty to offer and should be viewed promptly to avoid disappointment. Beautifully presented throughout, this move in ready home has spacious living accommodation which briefly comprises of entrance hallway, WC, lounge, kitchen/dining area, conservatory, stairs to the first floor landing, master bedroom with en-suite shower room, three further spacious bedrooms, family bathroom, integral garage, driveway to the front and enclosed rear garden with patio. **SOUGHT AFTER DN3 LOCATION.**

ENTRANCE HALL

4' 4" x 19' 2" (1.34m x 5.85m) This superb family home is accessed via the the stylish front facing door to the entrance hallway, side facing double glazed window, two radiators, storage cupboard, door to the integral garage, door to the WC, double doors to the lounge, door to the kitchen, telephone point and open access to the stairs.

WC

2' 5" x 4' 9" (0.74m x 1.46m) Benefitting from a low flush WC, wash hand basin and a radiator.

LIVING ROOM

10' 11" x 14' 11" (3.33m max x 4.55m max) Cosy L-shaped living room with two front facing double glazed windows and a radiator.

KITCHEN/DINER

22' 6" x 9' 11" (6.87m x 3.04m) Fantastic open plan kitchen/diner with a beautiful fitted kitchen, with a range of fitted cabinetry, granite work surfaces incorporating a single and half bowl sink with drainer, instant hot water tap, integrated dishwasher, five ring induction hob, space for an American style fridge/freezer, double electric oven, rear facing double glazed window, side facing double glazed frosted door, rear facing double glazed sliding doors to the conservatory, radiator, low level lighting and ceiling spotlights.

CONSERVATORY

9' 1" x 11' 5" (2.79m x 3.48m max) Lovely additional living space enjoying views over the rear garden with side/rear facing double glazed windows, side facing double glazed French doors to the patio, laminate flooring and an electric heater.



STAIRS

Leading from the entrance hallway to the first floor landing.

FIRST FLOOR LANDING

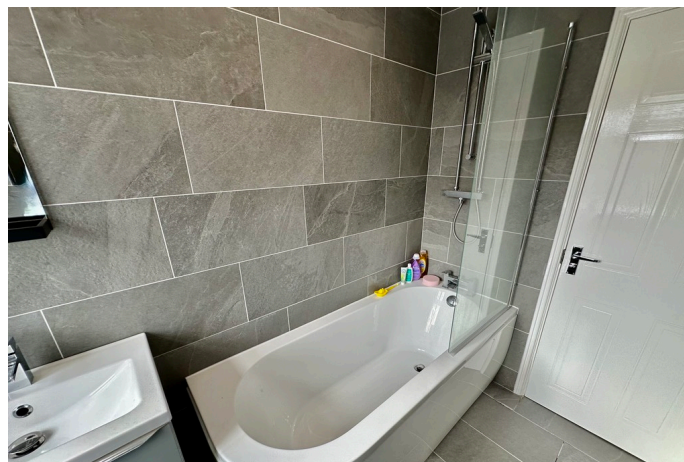
Providing access to all first floor accommodation with side facing double glazed window, storage cupboard and a loft access point.

BEDROOM

11' 5" x 10' 0" (3.49m max x 3.06m) Fabulous double bedroom with fitted sliding wardrobes, door to the en-suite







shower room, rear facing double glazed window and a radiator.

ENSUITE

4' 9" x 6' 11" (1.47m max x 2.11m) Nicely presented shower room with low flush WC, wash hand basin within a vanity unit, shower cubicle with dual shower head, heated towel radiator, tiled walls, tiled flooring, spotlights, extractor fan and rear facing double glazed frosted window.

BEDROOM

9' 2" x 11' 5" (2.80m x 3.50m) Further double bedroom with fitted wardrobes, radiator and two front facing double glazed windows.

BEDROOM

8' 1" x 10' 1" (2.48m max x 3.08m) With woodland views via the rear facing double glazed window and another spacious bedroom with radiator.

BEDROOM

7' 7" x 7' 0" (2.32m x 2.14m) Lovely fourth bedroom which can be utilised as a single bedroom or office space, front facing double glazed window and a radiator.

BATHROOM

5' 1" x 7' 9" (1.57m x 2.37m) Superb bathroom with a wash hand basin within vanity drawers, low flush WC, bath with glass shower screen mounted above, shower unit above, tiled flooring, tiled walls, spotlights, extractor fan and front facing double glazed frosted window.

DRIVEWAY

Partially fence enclosed front garden with pebbled bed, open access to the driveway providing off street parking in front of the house and a side access gate to the rear garden.

INTEGRAL GARAGE

7' 10" x 16' 6" (2.40m x 5.05m) Single integral garage with up and over door, power points, lighting, internal door to the hallway, plumbing for a washing machine and a wall mounted central heating boiler.

REAR GARDEN

Private fence enclosed rear garden with raised lawn, lower paved patio and path leads to the side gate.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: D

EPC: TBC

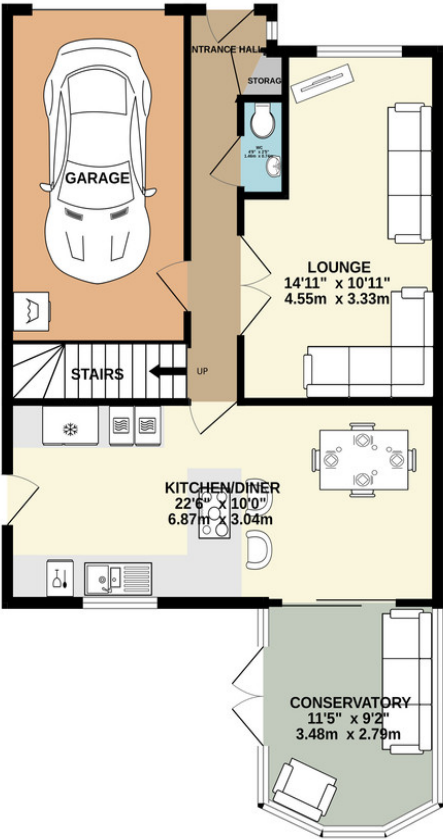
HEATING SYSTEM: GAS FIRED CENTRAL HEATING

LAST SERVICE: TBC

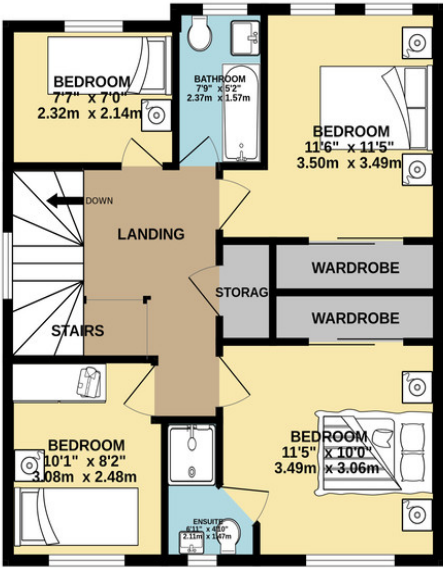
SERVICES: MAINS

CCTV INCLUDED

GROUND FLOOR
741 sq.ft. (68.9 sq.m.) approx.



1ST FLOOR
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA: 1348 sq.ft. (125.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		