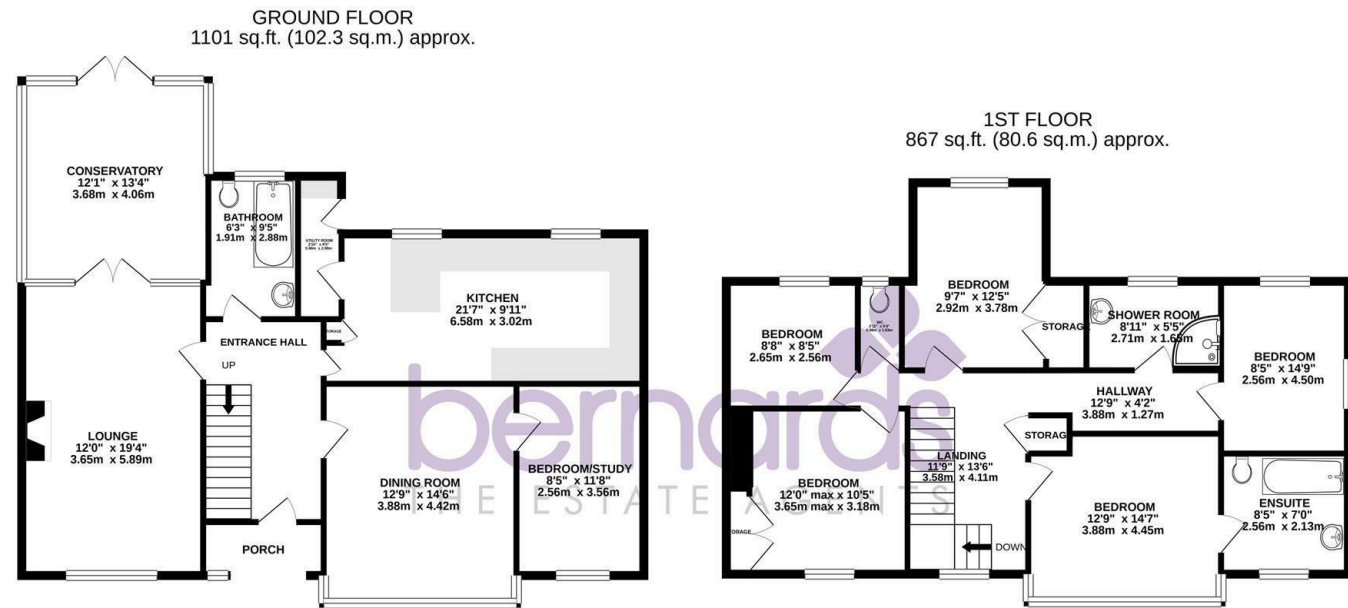




Guide Price £725,000

Mulberry Lane, Portsmouth PO6 2QU



HIGHLIGHTS

- ❖ PREMIUM DRAYTON HOME
- ❖ FIVE/SIX BEDROOMS
- ❖ DETACHED
- ❖ NEW BOILER
- ❖ THREE BATHROOMS
- ❖ GATED DRIVEWAY
- ❖ FRESHLY REDECORATED
- ❖ BEAUTIFUL CONSERVATORY
- ❖ PERFECT FOR FAMILIES
- ❖ A MUST VIEW

We are delighted to welcome to the sales market, this executive detached house which sits proudly on Mulberry Lane in Drayton.

The stunning family home, has a large, gated driveway and very well maintained front lawn, which is accessed along the pathway, which leads to the front storm porch.

Entering the property, you have a beautiful entrance hallway, which is a wonderful first impression into the property. The ground floor consists of a large lounge, which opens into the spacious conservatory, which overlooks the rear garden, making an ideal retreat.

Off the entrance hallway, the property also includes a large dining room, which measures over 14ft with wall length, south facing windows, flooded with natural light. The former garage has been tastefully converted into a ground floor bedroom, which is accessed through the dining room, yet could easily function as a home office/study.

The property's kitchen is spectacular, boasting high quality work surfaces, modern lighting and its is a focal point of the property making it the ideal space to entertain. Adding excellent practicality, the kitchen also has access to a utility room.

Completing the ground floor is the one of the property's three bathrooms.

Being located on a crescent, the rear garden is an excellent size and is shaped to a point, giving a wonderful character feel. The garden has a large lawn and modern patio area, along with side access to the front.

Moving to the first floor, the property has five bedrooms, all of which are bright and airy, with the master boasting a modern ensuite

Completing the property, and accessed off the large landing is the modern two-piece bathroom and separate w.c

This property is a true one-off, being finished to an incredible standard and being an excellent size, we therefore strongly recommend booking a viewing!

The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL
t: 02392 728 091



Call today to arrange a viewing
02392 728 091
www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE HALL
7'10" x 13'5" (2.41 x 4.09)

LOUNGE
12'0" x 19'3" (3.66 x 5.89)

DINING ROOM
12'9" x 14'6" (3.89 x 4.42)

KITCHEN
21'7" x 9'10" (6.58 x 3.02)

CONSERVATORY
12'0" x 13'3" (3.68 x 4.06)

UTILITY
9'4" x 2'9" (2.87 x 0.86)

BATHROOM
6'3" x 9'4" (1.91 x 2.87)

STUDY / BEDROOM SIX
8'5" x 11'8" (2.57 x 3.56)

BEDROOM ONE
12'9" x 14'7" (3.89 x 4.45)

ENSUITE
8'5" x 6'11" (2.57 x 2.13)

BEDROOM TWO
8'5" x 14'9" (2.57 x 4.50)

BEDROOM THREE
9'6" x 12'4" (2.92 x 3.78)

BEDROOM FOUR
12'0" x 10'5" (3.66 x 3.18)

BEDROOM FIVE
8'7" x 8'5" (2.64 x 2.57)

BATHROOM
5'4" x 8'11" (1.65 x 2.72)

ANTI MONEY LAUNDERING
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this

property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

BERNARDS OFFER CHECK PROCEDURE
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

SOLICITOR/ CONVEYANCING
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92-100) A	66 66 74
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



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