



## 23 Mulberry Lane

East Cosham, Portsmouth, PO6 2QU

Offers in excess of £575,000



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We are delighted to present this impressive four-bedroom detached residence, full of character and charm, situated in the highly sought-after 'Mulberry Lane' in East Cosham. This spacious family home is within close proximity to the local amenities and excellent transport links and falls within the catchment area for the well-regarded Court Lane and Springfield Schools, making it a perfect choice for families. There is huge potential to add your own stamp to this imposing home.

As you step inside, you are greeted by a grand entrance hallway that sets the tone for the generous and well-proportioned accommodation throughout. There is original wall panelling which we love! The living room is a warm and inviting space, featuring a beautiful bay window to the front elevation that floods the room with natural light, complemented by a feature fireplace, adding character and charm. Adjacent to the living area is a separate dining room, ideal for entertaining, with double doors leading out to the garden, seamlessly blending indoor and outdoor living.

The fitted kitchen is both functional and stylish, offering ample storage and workspace with Granite worktops, along with a handy pantry area and a separate utility area for added convenience.

A versatile office/study provides the perfect space for working from home or could be used as a playroom or additional storage; a useful space to have in addition to the four bedrooms on the first floor! A home office is on the list for most! Completing the ground floor is a fitted shower room and WC, adding practicality to this already well-designed home.

Ascending the staircase, the first floor offers four generously sized bedrooms, all flooded with natural light. The spacious family bathroom is well-appointed, featuring the very large, original, bathtub with shower attachment and Victorian mixer taps over, washbasin, and WC, catering to the needs of a growing family. Incredible potential to upgrade this to an incredible bathroom suite..

Externally, the property boasts a detached garage with power and lighting, accessible via a tarmac driveway that provides ample off-road parking for multiple vehicles. Side access leads to the stunning south-facing rear garden. This outdoor space is mainly laid to lawn, complemented by mature flower and shrub borders, making it the perfect space for relaxation or entertaining. A useful storage shed is located at the other side of the home, providing additional storage for garden tools and outdoor equipment.

This truly exceptional family home offers a wonderful blend of space, character, and convenience in a prime location. Early viewing is highly recommended to fully appreciate everything this fantastic property has to offer.

For more information or to arrange a viewing, please contact us today!



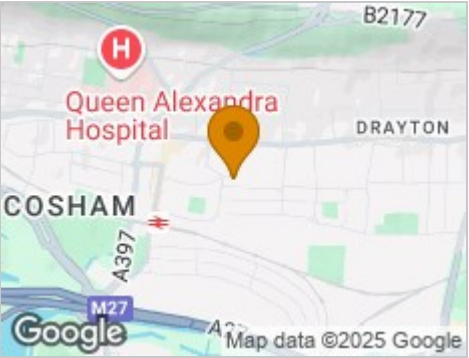
Road Map



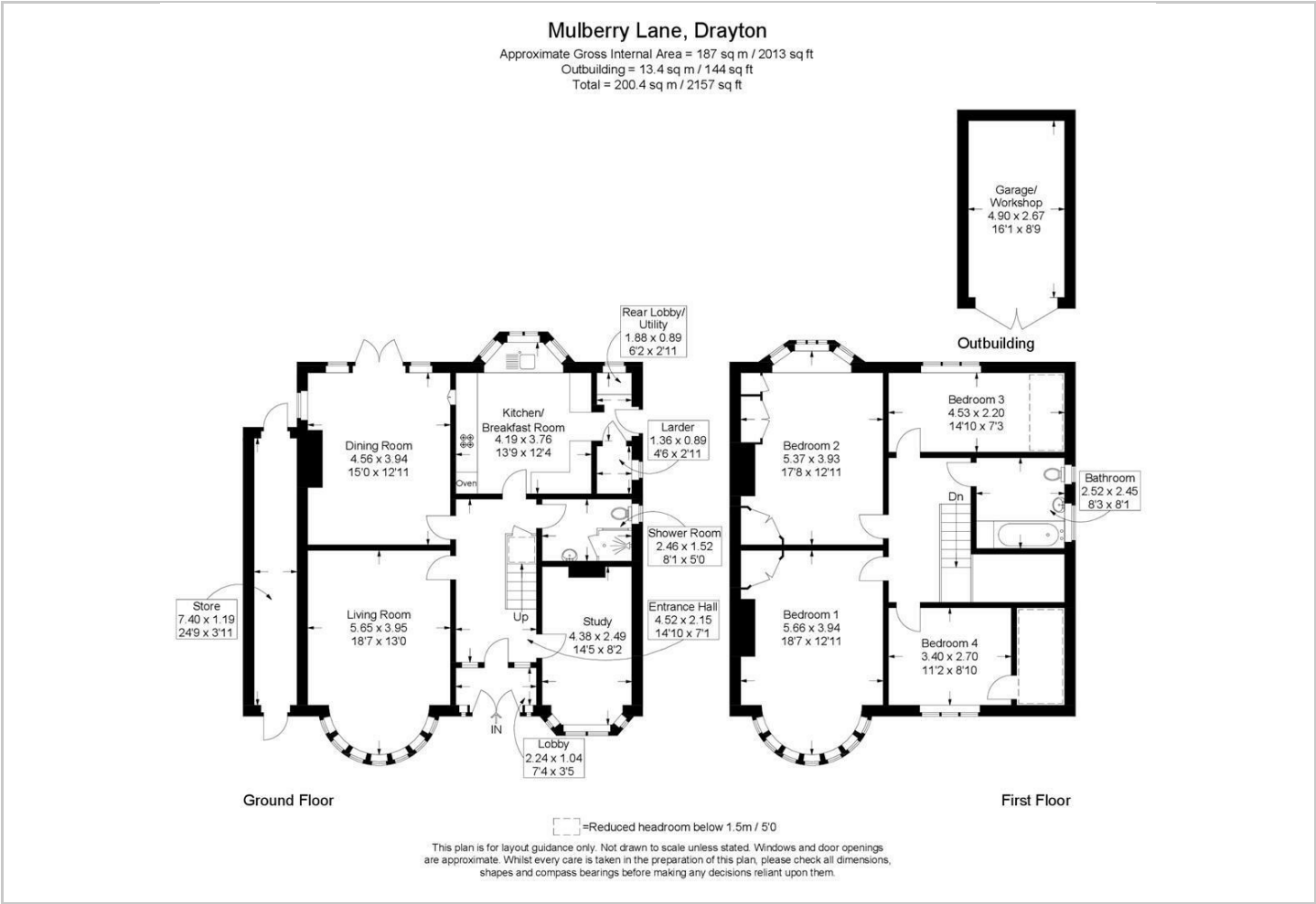
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Central Office on 02394 217317 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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