



**4 Mulberry Gardens,
Tenterden, Kent TN30 6LH**

4 Mulberry Gardens, Tenterden, Kent TN30 6LH Guide Price : £1,150,000

Enjoying a highly desirable setting in a private cul-de-sac is this handsome detached four-bedroom property being one of four similar properties in this select close, being immaculately presented accommodation, only minutes from this historic town centre with a detached double garage and wonderful landscaped partly-walled rear garden which is a particular feature of the property.

Having been built in 2007, properties in this location rarely come onto the market and this family house offers stylish, beautiful accommodation of most generous proportions including a 17' kitchen breakfast room, flexible reception rooms, perfect for family living and entertaining, four double bedrooms, two with en-suite facilities – in all making a truly impressive family home.

Approached over a driveway leading parking to the front, and to the detached double garage and charming landscaped gardens with a delightful part-walled garden make a perfect setting. Properties in this highly desirable setting rarely come onto the market and viewing is recommended to fully appreciate the location and all this property has to offer.

- Enjoying a wonderful setting in a small select close tucked away in the town
- Electronic gated entrance built circa 2007 being one of four houses
- Immaculately presented light and bright family accommodation throughout
- 3 Receptions, Kitchen / Breakfast Room, 4 Bedrooms 3 Bath / Shower Rooms
- Detached double garage and off-road parking to the front
- Stunning landscaped partly walled rear garden and terrace
- Thoughtfully designed with an array of seasonal flowering plants and shrubs
- Only a short walk to Tenterden High Street and excellent local amenities

SITUATION: 4 Mulberry Gardens stands in a prime location just a short level walk from the picturesque High Street, which is well known for its abundance of independent shops, small cafes and restaurants. In addition, there is a comprehensive range of national High Street shopping names, leisure and health facilities. Tenterden is also home to the Kent & East Sussex Railway with steam trains running to nearby Bodiam Castle. There is a wide range of excellent state / independent schools including well regarded primary, junior and secondary schools within walking distance. Headcorn Station offers services taking about an hour and Ashford International has the high speed service to St Pancras (about 37 minutes). Tenterden is served by several bus routes to the surrounding towns and villages.

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The accommodation comprises the following with approximate dimensions: Open fronted PORCH with courtesy lighting and front door. Upon entering, the spacious **ENTRANCE HALLWAY** makes a welcoming first impression featuring a staircase leading to the first floor with useful understairs cupboard, tall window to the front and doors to:

CLOAKROOM Smart white suite comprising low level w.c. with splashback tiling and wash hand basin. Extractor fan.

KITCHEN / BREAKFAST ROOM 17'0 x 15'5. A wonderful light Kitchen comprising a good range of worksurfaces with base cupboard and drawers with matching wall mounted units with under-unit and low-level plinth lighting. Built in gas hob with large electric oven below and extractor fan above. Window to the rear. Sink unit with drainer and mixer tap. Space for a dishwasher. Built in fridge and freezer. Ample space for dining / breakfast table and chairs. French doors giving a lovely view and opening out to the rear terrace and garden ideal for extended summer evenings.

Adjacent to the kitchen you will find a convenient **UTILITY ROOM** with space for washing machine and tumble dryer. Gas central heating boiler. Storage space.

SITTING ROOM 22'1 x 15'0 There is a bright sitting room being a generous room for hosting and enjoying everyday family life. Contemporary gas fire. Fitted air conditioning unit. Double doors towards one end can close to divide the room from the dining room.

DINING ROOM 15'0 x 10'8. Large window to the front. Door to the entrance hall. Double doors can close to divide this room from the sitting room depending on individual requirements.

STUDY 10'7 x 9'2. A versatile room with window to the front.

FIRST FLOOR Stairs from the hall lead up to a spacious **LANDING** with built in linen cupboard. Hatch and ladder to loft Doors to:

BEDROOM 1 17'11 x 11'11. Window to the rear offering a lovely view over the garden. Built in wardrobe and storage cupboards. Air conditioning unit. Door to **EN-SUITE SHOWER ROOM** Smart white suite comprising low level w.c. Wash hand basin and shower with wall mounted shower. Towel rail.

BEDROOM 2 14'4 x 11'3. Window to the rear garden. Built in wardrobe and storage cupboards. Door to **EN-SUITE SHOWER ROOM** White suite comprising low level w.c. Wash hand basin and shower cubicle with wall mounted shower. Towel rail.

BEDROOM 3 14'9 x 13'9. Window to the front. Built in wardrobe / storage cupboard.

BEDROOM 4 15'0 x 10'8. Window overlooking the front garden. Built in storage cupboard.

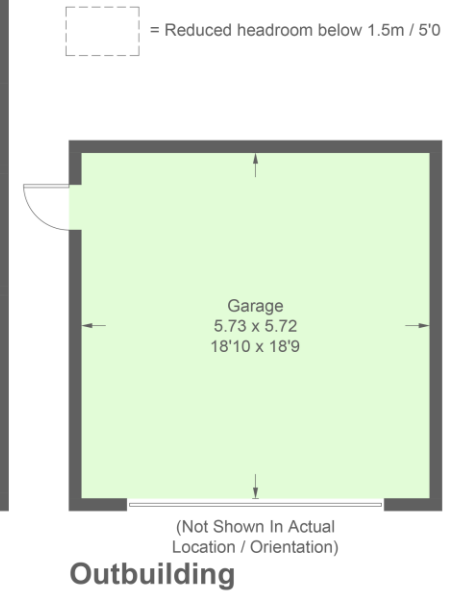
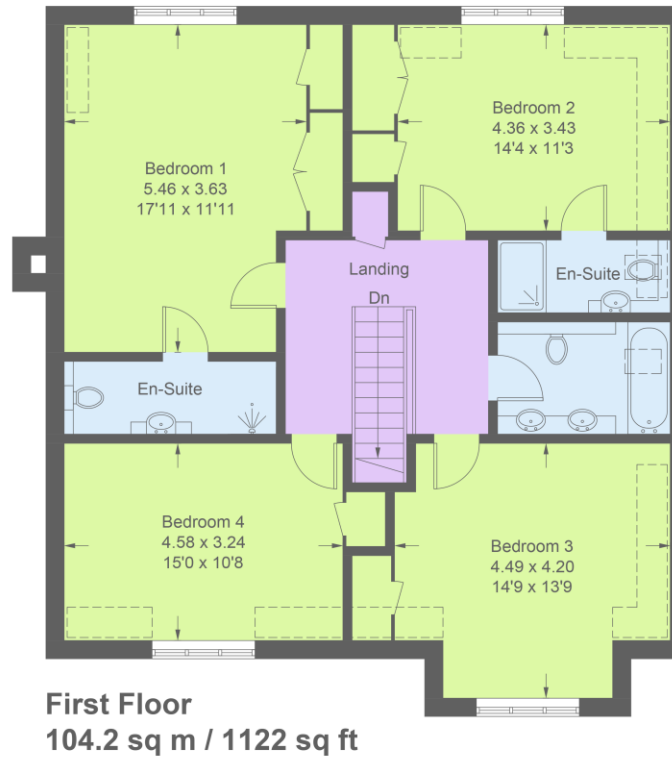
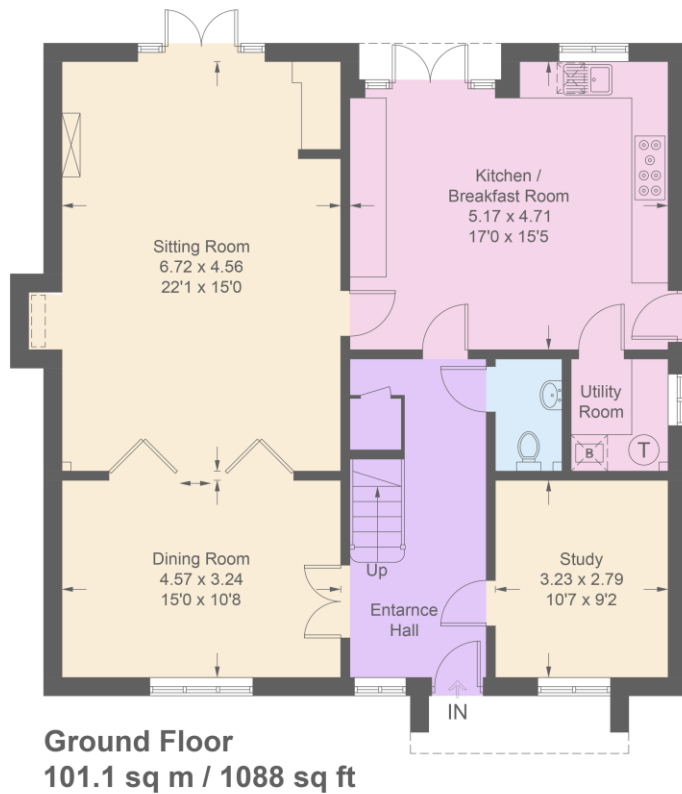
FAMILY BATHROOM Smart white suite comprising twin wash hand basins with mixer taps and storage cupboards. Bath with mixer tap. Low level w.c. Towel rail. Velux style window.

OUTSIDE To the front is the **DETACHED DOUBLE GARAGE** with electronic door to the front, power and light connected and personal door to the side. Storage space behind the garage for wheelie bins. Side gates leading to the rear garden, Path to the entrance porch with area of lawned garden to the front. The **CHARMING PARTLY WALLED REAR GARDEN** has been beautifully landscaped in a contemporary style with walkways between the various beds and borders which have been carefully designed and planted with an abundance of flowering plants and shrubs providing colour throughout the seasons. There are various seating areas to sit, relax and entertain in the warmer months.

SERVICES Mains water, electricity, gas and drainage. EPC: Ashford Borough Council Band F. Please note there is an annual charge of about £150 for each house for the upkeep of the communal area and electric gates.



4 Mulberry Gardens, Tenterden



Approximate Gross Internal Area = 205.3 sq m / 2210 sq ft
Garage = 32.8 sq m / 353 sq ft
Total = 238.1 sq m / 2563 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1154500)
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