



ESTATE AGENTS



GREENER **Country** HOUSES & COTTAGES

Cedar House, 9 Mulberry Close, Northampton, NN5 7AW

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Located off one of Northampton's most prestigious private roads at the end of a quiet cul-de-sac of individual properties. Built by Palmer Houghton, the property is situated only five minutes drive from Northampton train station and ten minutes drive from the M1 motorway. The property, which is offered with no chain above, has been maintained to a very high standard by the current owners who have lived in the property for over twenty years. The property sits on a generous secluded plot with a brick built Summer house in the rear garden and good frontage set back from the road. The accommodation comprises; entrance porch, entrance hall, cloakroom, sitting room, dining room, study, kitchen/breakfast room and utility room on the ground floor. On the first floor are bedroom one with an en-suite, three further bedrooms and a family bathroom. Outside there is an enclosed well tended rear garden and to the front of the property is a detached one and a half width garage with electrically operated door and off road parking for up to five cars.

## Price £695,000 Freehold

### ACCOMMODATION

#### ENTRANCE PORCH

Enter via double glazed front door with double glazed side panels to entrance porch. Glazed door to entrance hall and door to cloakroom.

#### CLOAKROOM

Two piece white suite comprising; low flush wc and wash hand basin set in vanity unit. Frosted double glazed window to front aspect. Heated towel rail.

#### ENTRANCE HALL

11'7 x 9'4

Staircase ascending to first floor with door to cupboard under. Sunken spotlights. Radiator. Doors to:-

#### SITTING ROOM

18'5 x 12'9

Double glazed French doors with double glazed side panels to rear garden. Double glazed picture window to side aspect. Feature fireplace with remote control gas fire. Radiator.

#### DINING ROOM

12'9 x 10'8

Double glazed windows to front and side aspects. Radiator. Sunken spotlights.



#### STUDY

11'3 x 8'7

Double glazed French doors with double glazed side panels to rear garden. Fitted study furniture. Radiator. Sunken spotlights.



#### KITCHEN/BREAKFAST ROOM

24'9 x 9'2

A range of matching base and eye level units comprising; stainless steel one and a half bowl sink unit with mixer tap and cupboard under. Granite work tops and matching splash back areas. Pelmet lighting. Integrated 'Miele' dishwasher. 'Rangemaster' cooker and 'Whirlpool' fridge/freezer. Sunken spotlights. Double glazed window to front aspect and double glazed French doors with double glazed side panels to rear garden. Radiator. Glazed door to utility room.



#### KITCHEN AREA



#### UTILITY ROOM

14'9 x 4'10

A range of matching base and eye level units comprising; stainless steel twin bowl sink unit with mixer tap and cupboard under. Integrated dishwasher and fridge/freezer. Plumbing for washing machine. Granite work tops and matching splash back areas. Double glazed windows to front and side aspects. Radiator. Double glazed door to rear garden. Cupboard housing gas boiler.

#### LANDING

15'3 x 11'4

Door to walk-in airing cupboard. Access to boarded loft space with fitted loft ladder. Radiator. Double glazed window to front aspect. Sunken spotlights. Doors to:-



#### BEDROOM ONE

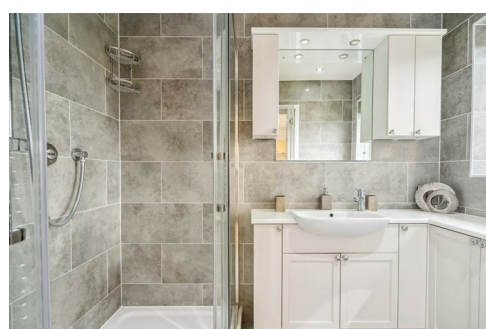
15'3 x 12'8

Double glazed window to rear aspect. A range of matching wardrobes and drawer units. Radiator. Sunken spotlights. Door to en-suite.



#### EN-SUITE

Three piece white suite comprising; shower cubicle with rainwater shower head and hand held shower. Wash hand basin set in vanity unit and low flush wc. Tiled walls and tiled floor. Frosted double glazed window to rear aspect. Heated mirror with spotlights above. Heated towel rail. Underfloor heating. Sunken spotlights.



#### BEDROOM TWO

13'4 x 12'8

Double glazed window to front aspect. A range of fitted wardrobes and drawer units. Radiator. Sunken spotlights.



#### BEDROOM THREE

11'5 x 9'3

Double glazed window to rear aspect with radiator under. A range of fitted wardrobes and drawer units. Sunken spotlights.

#### BEDROOM FOUR

11'5 x 9'3

Double glazed window to front aspect with radiator under. A range of fitted wardrobes and drawer units. Sunken spotlights.

#### BATHROOM

Three piece white suite comprising; panelled bath with mixer tap and shower over. Wash hand basin set in vanity unit and low flush wc. Tiled walls and tiled floor. Frosted double glazed window to rear aspect. Heated mirror with spotlights above. Heated towel rail. Sunken spotlights.

#### OUTSIDE



#### REAR GARDEN

A very well maintained garden which is mainly laid to lawn with stocked flower and shrub tree borders. Not directly overlooked with mature trees and hedgerow for extra privacy. Paved patio area along the width of the property with brick and timber post retaining wall and steps up to paved terracing and the Summer house.



#### SUMMER HOUSE

13'5 x 10'10

Brick and tile constructed with windows to either side. Vaulted open ceiling. Tiled floor. Power, light and water connected. Glazed double doors with glazed side panels to rear garden.



#### GARAGE

17'2 x 16'4

Detached one and a half width garage with remote control up and over door. Power and light connected. Glazed door to side and window to rear aspect. Eaves storage space. Off road parking on driveway for up to five cars.

#### SERVICES

Main drainage, gas, water and electricity are connected. (None of these services has been tested).

#### HOW TO GET THERE

From Northampton town centre proceed in a westerly direction along St James Road and then fork right onto the A428 Harlestone Road proceeding up the hill towards Dallington Park. On passing Holyrood Road, take the next left into The Avenue. Follow the private road for 250 yards. Mulberry Close is on the left and the house is at the bottom of the cul-de-sac.

#### AMENITIES

Within Dallington there is Dallington Park the Dallington Lawn Tennis Club and Dallington Fitness Club. Shopping facilities and schooling are available locally. There are bus services to Northampton town centre. Northampton Castle Station, just over a mile away, is within walking distance. There are direct rail links to London Euston and Birmingham. There is easy access to the M1 motorway, which is approximately 10 minutes drive from the house.

#### AGENT'S NOTE

Should anybody try to Google Map the postcode, The Avenue is a private road and therefore you will be unable to 'street view' the property. The location will appear in a neighbouring area.

Approximate Gross Internal Area  
Ground Floor = 91.4 sq m / 984 sq ft  
First Floor = 81.0 sq m / 872 sq ft  
Outbuildings = 39.6 sq m / 426 sq ft  
Total = 212.0 sq m / 2,282 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.  
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