



Total area: approx. 176.4 sq. metres (1898.6 sq. feet)

Ground Floor

Entrance Hall

Cloakroom

Study
2.85m (9'4") x 2.69m (8'10")

Lounge
7.03m (23'1") x 3.65m (12')

Dining Room
3.66m (12') x 3.04m (10')

Kitchen
4.73m (15'6") x 2.93m (9'7")

Utility Room
2.42m (7'11") x 1.91m (6'3")

First Floor

Galleried Landing

Bedroom 1
4.57m (15') x 3.57m (11'9") max

En-suite Shower Room

Bedroom 2
3.97m (13') x 2.79m (9'2")

Bedroom 3
3.27m (10'9") x 2.75m (9')

Bedroom 4
2.99m (9'10") x 2.79m (9'2")

Bathroom

Outside

To the front of the property, the garden is laid mainly to gravel with a variety of mature hedging, shrubs, plants, and trees, and a gate to the side provides access to the rear garden. There is a gravelled, and block-paved driveway to the side that leads to a detached double garage. The double garage has two up-and-over doors, a personal door to the side, power and light connected. To the rear of the property, is an easterly facing garden, that is laid mainly to lawn, with a paved patio seating area and pathways, there are established gravelled flower bed borders and two pergolas.

Further Information

Tenure: Freehold
Council Tax Band: F
EPC Rating: TBC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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MULBERRY CLOSE

WARBOYS, PE28 2XJ



PROPERTY SUMMARY

Situated in a private cul de sac of just three executive detached homes this well cared for property is a must view home. Accommodation includes four double bedrooms, two bathrooms, three reception rooms, kitchen/breakfast room and utility room. Outside the property offers off road parking for several vehicles, a detached double garage and a good sized enclosed rear garden. A viewing is essential to fully appreciate the location and presentation of this modern home.

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