



23 Mulberry Close
Cambridge, CB4 2AS

Guide price £575,000



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- Popular and sought-after location
- 4 bedroom townhouse
- Conservatory extension

A surprisingly spacious 1300 sq. ft family townhouse, situated in a sought-after and quiet position overlooking private, communal gardens.

This four-bedroom home has spacious accommodation that includes a lovely, bright living room with a fireplace (blocked). The kitchen dining room has plenty of fitted cupboards oven, and a hob as well as space for appliances. Double-glazed patio doors lead to the conservatory extension, which has doors to the garden. There is also a useful porch and cloakroom with a WC.

On the first floor, there are two bedrooms, a double and a single, plus fitted storage on the landing. The family bathroom has a shower and a bath.

On the second floor, there are a further two bedrooms, a good-sized double and single, and a shower room and WC.

The house has double glazing and central heating.

Outside, at the front, is an





attractive garden and a useful bin/bike store. The rear garden is low maintenance and has decked and paved areas, flowerbeds and a timber shed.

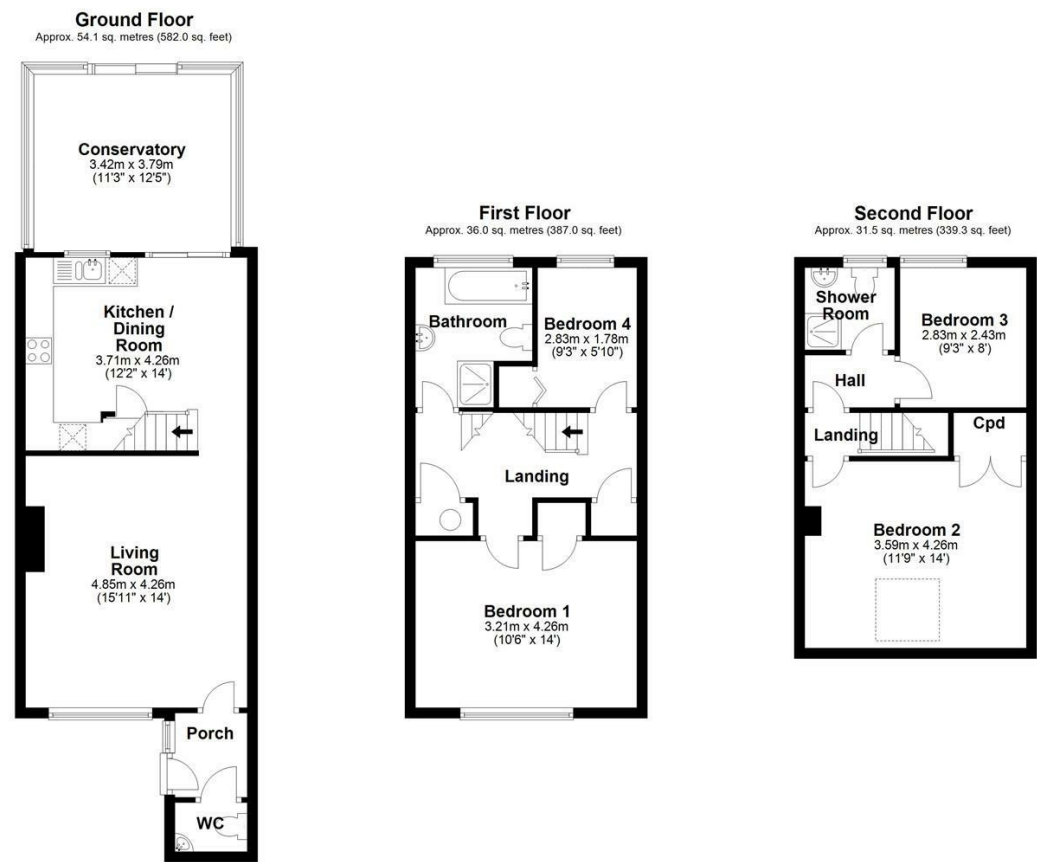
There is a residents' parking scheme in operation.

Mulberry Close is a private development, and there is an annual estate charge which is currently £310.00.

What3words: ///hello.apple.garage



Floor Plan



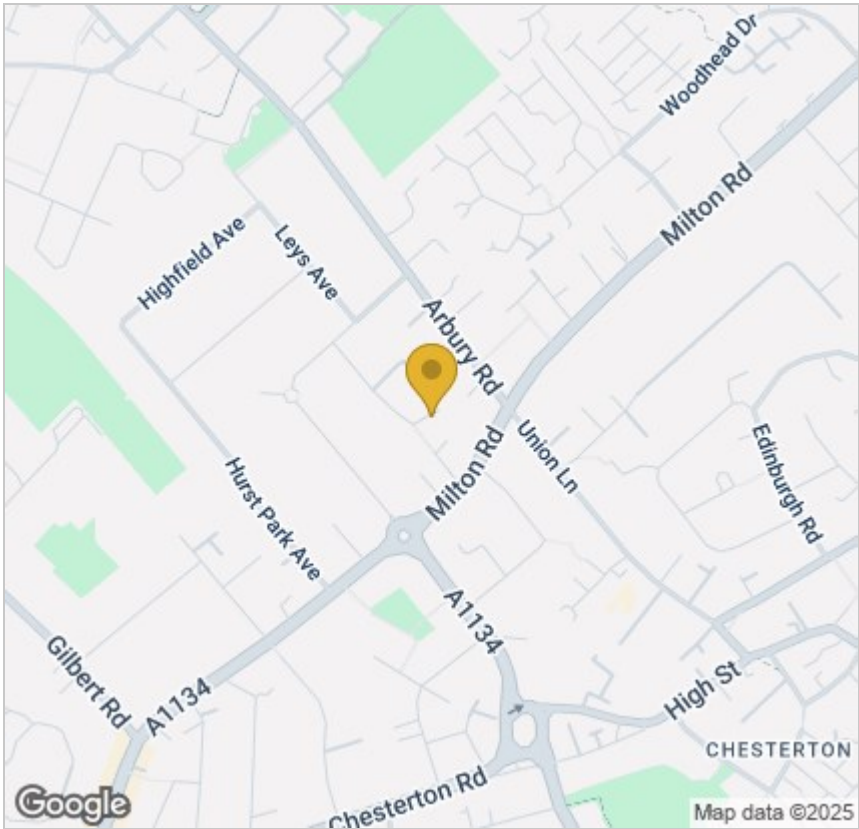
Total area: approx. 121.5 sq. metres (1308.3 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

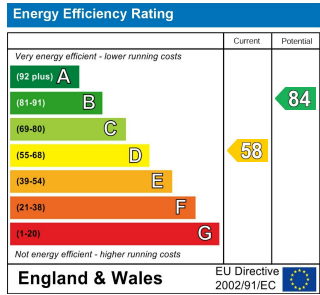
Please contact our Gray & Toynbee - Cambridge Office on 01223 439 888 if you wish to arrange a viewing appointment for this property or require further information.

Tenure: Freehold
Council tax band: C

Area Map



Energy Efficiency Graph



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