



- Detached Family Home
- 4 Double Bedrooms
- Master En-suite & Family Bathroom
- Downstairs WC
- 3 Reception Rooms
- Kitchen & Utility Room
- Private Rear Garden
- Off Street Parking & Garage

Mulberry Gardens, DN16 3FR,
£315,000





Starkey&Brown are delighted to offer for sale this spacious family home in this quiet location within the ever popular Timberlands area. The accommodation briefly comprises of 4 double bedrooms, master en-suite and family bathroom to the first floor, whilst downstairs boasts an entrance hall, WC, lounge overlooking the rear garden, 2 further reception rooms, kitchen with island unit and utility room. Outside the property has off street parking, garage and an enclosed rear garden which isn't overlooked from the rear aspect. An internal inspection is highly recommended, call today to view! Freehold. Council tax band: E



Hallway

Having front entrance door, two radiators, stairs rising to the first floor and cupboard.

Lounge

11' 0" x 17' 4" max (3.35m x 5.28m)

Having uPVC double glazed French doors and windows to the rear aspect, radiator, feature fireplace and coved ceiling.

Dining Room

10' 1" x 8' 3" (3.07m x 2.51m)

Having uPVC double glazed window to the front aspect, radiator and coved ceiling.

Study

11' 0" x 6' 4" (3.35m x 1.93m)

Having uPVC double glazed window to the front aspect, radiator and spotlights.

Kitchen

13' 1" x 12' 1" (3.98m x 3.68m)

Having uPVC double glazed window to the rear aspect, door to utility room, island unit, wall and base units with work surfaces over, inset sink and drainer unit, built in oven, hob and extractor and ceiling spotlights.

Utility Room

5' 0" x 5' 4" (1.52m x 1.62m)

Having door to the rear garden, radiator, gas central heating boiler, work surface, space for fridge freezer and space/plumbing for washing machine.

Downstairs WC

Having uPVC double glazed window to the front aspect, low level WC, wash hand basin and radiator.

First Floor Landing

Having loft access, radiator and cupboard.

Bedroom 1

10' 4" x 12' 8" (3.15m x 3.86m)

Having uPVC double glazed window to the rear aspect, radiator, fitted wardrobes and door to en-suite.

En-suite

6' 8" x 5' 4" (2.03m x 1.62m)

Having uPVC double glazed window to the rear aspect, shower cubicle, wash hand basin set in vanity unit, WC, radiator and ceiling spotlights.

Bedroom 2

11' 3" x 9' 3" (3.43m x 2.82m)

Having uPVC double glazed window to the front aspect, built in cupboard and radiator.

Bedroom 3

11' 3" x 11' 3" (3.43m x 3.43m)

Having uPVC double glazed window to the rear aspect and radiator.

Bedroom 4

10' 4" x 7' 8" (3.15m x 2.34m)

Having uPVC double glazed window to the front aspect and radiator.

Family Bathroom

9' 5" x 5' 2" (2.87m x 1.57m)

Having uPVC double glazed window to the front aspect, bath with shower attachment over, shower cubicle, wash hand basin and WC set in vanity unit, heated towel rail and ceiling spotlights.

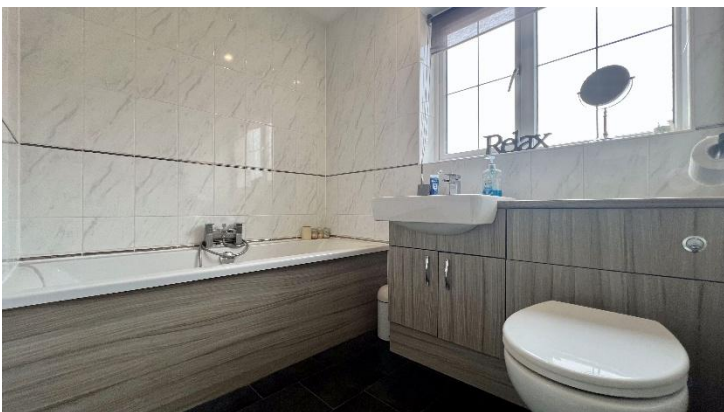
Outside Front

Having a lawned garden, off street parking and access to garage.

Outside Rear

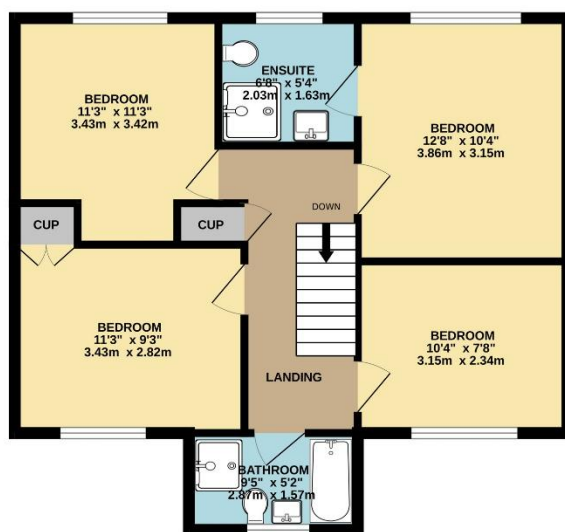
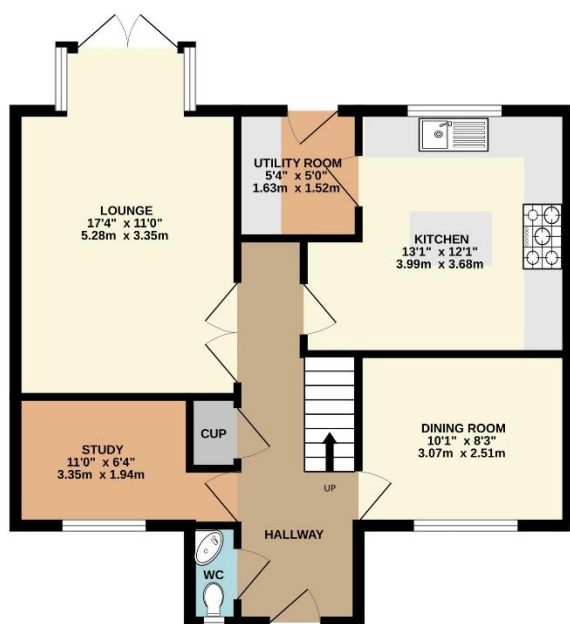
Not overlooked from the rear aspect, having a lawned garden with decking areas with hot tub, fenced/hedged surround, range of shrubs, trees and door into garage.





GROUND FLOOR

1ST FLOOR



In order that we can assist you with your move as smoothly and efficiently as possible, our preferred Mortgage Adviser, can offer you advice on all your mortgage and protection needs, tailored to your individual circumstances. It will also be part of our qualifying process that you speak with our Mortgage Adviser when we ask the vendor to consider your offer. Your details may be passed onto third parties, please advise us if you do not wish this to happen.

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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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