



**NESBITT & SONS**  
ESTATE AGENTS



## 28 Mulberry Lane, Portsmouth, PO6 2QU

### Guide price £650,000

Nestled in the highly sought-after area of Mulberry Lane, East Cosham, this stunning four-bedroom house presents an exceptional opportunity for families and professionals alike. Extensively and lovingly modernised by the current owners to a high specification, the property boasts a superb open-plan kitchen diner that serves as the heart of the home, perfect for both entertaining guests and enjoying family meals.

The interior of the house is beautifully presented throughout, showcasing a harmonious blend of contemporary design and comfortable living, whilst retaining original charm. Each room is thoughtfully designed to maximise space and light, creating an inviting atmosphere that you will be proud to call home.

Situated in a much-requested location, this property benefits from proximity to excellent schools, making it an ideal choice for families seeking quality education for their children. The surrounding area offers a vibrant community feel, with local amenities and parks within easy reach.

This home is not just a place to live, it is a lifestyle choice that combines modern living with the charm of the surrounding area. Whether you are looking to settle down or invest in a property that promises both comfort and convenience, this home on Mulberry Lane is a must-see. Don't miss the chance to make this exquisite property your own.



Entrance Porch

Entrance Hallway



Living Room 17'0 into bay x 12'11 (5.18m into bay x 3.94m)



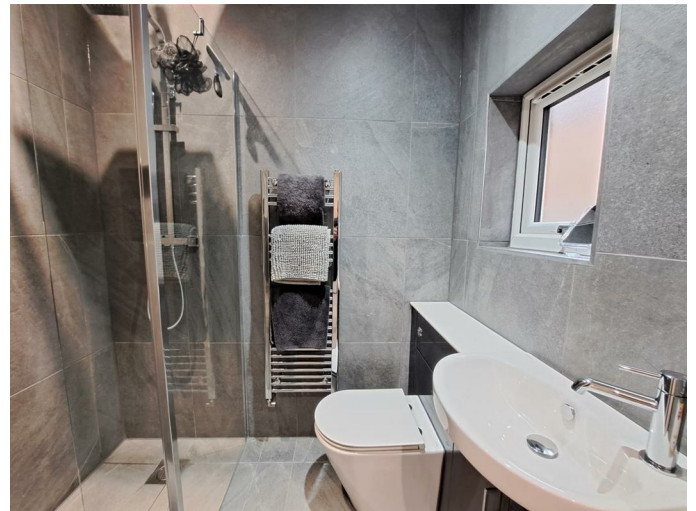
Open Plan Kitchen/Diner 21'4 max x 14'9 max (6.50m max x 4.50m max)



Utility Room 9'11 x 6'2 (3.02m x 1.88m)



Shower Room 6'2 x 3'11 (1.88m x 1.19m)



Conservatory 12'4 x 11'6 (3.76m x 3.51m)



Landing

Bedroom One 17'0 into bay x 12'11 (5.18m into bay x 3.94m)



Bedroom Two 14'10 x 13'0 (4.52m x 3.96m)



Family Bathroom Suite



Bedroom Three 11'1 x 8'4 (3.38m x 2.54m)



Outside

Integral Garage

Driveway

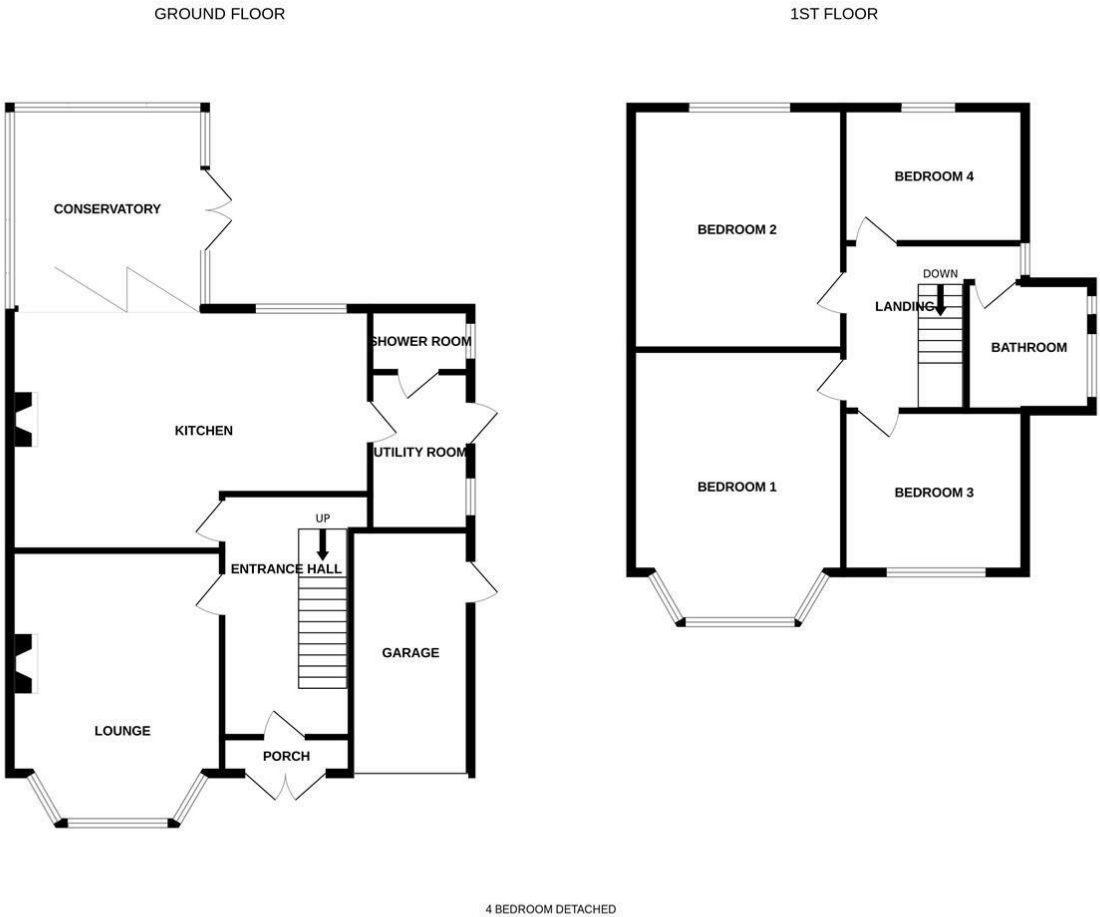
Garden

Bedroom Four 11'1 x 8'7 (3.38m x 2.62m)



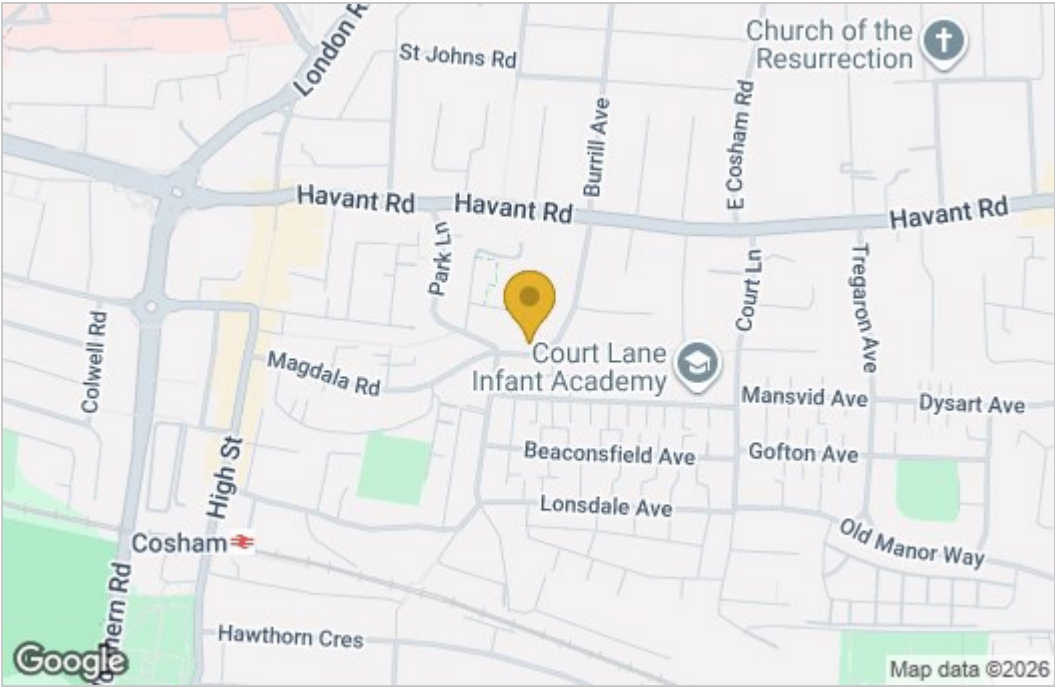


Floor Plan

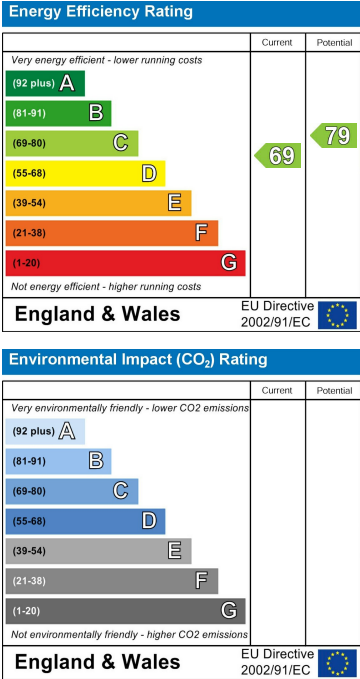


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Area Map



Energy Efficiency Graph



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