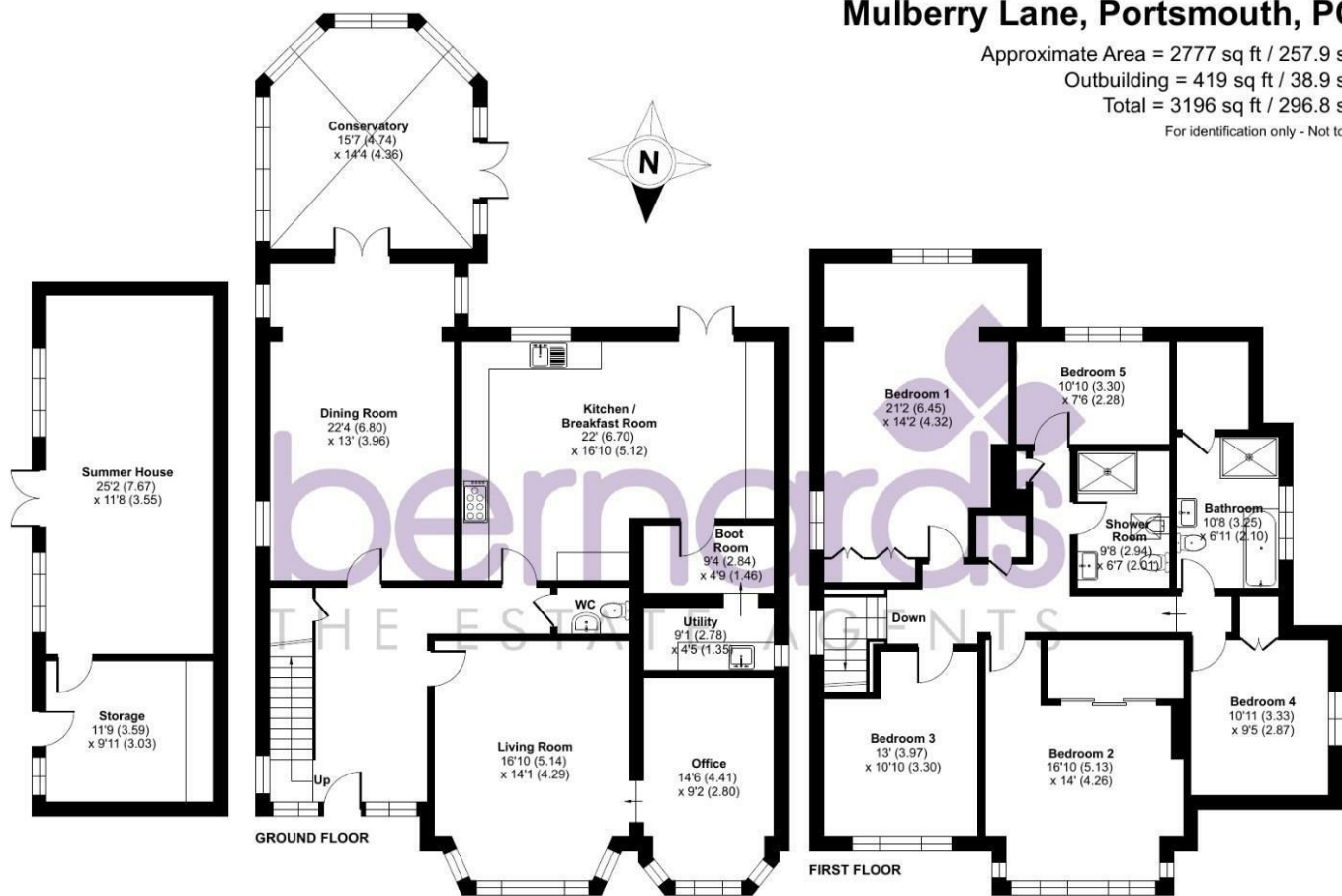


## Mulberry Lane, Portsmouth, PO6

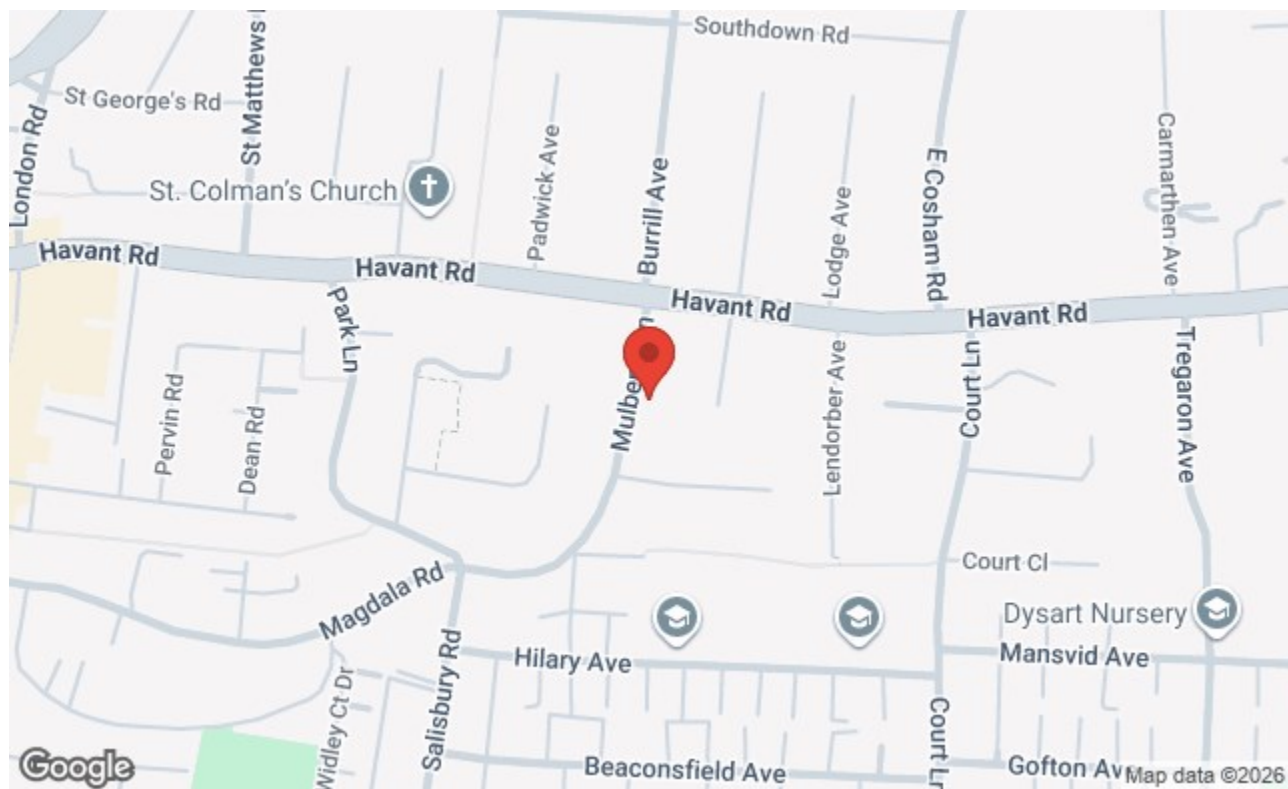
Approximate Area = 2777 sq ft / 257.9 sq m  
 Outbuilding = 419 sq ft / 38.9 sq m  
 Total = 3196 sq ft / 296.8 sq m  
 For identification only - Not to scale



Offers In The Region Of  
**£900,000**  
 Mulberry Lane, Drayton PO6 2QU



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS Residential). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1455797



### HIGHLIGHTS

- ❖ FIVE BEDROOM DETACHED HOUSE
- ❖ IN & OUT RESIN DRIVE
- ❖ 3196 SQFT
- ❖ TWO BATHROOMS & DOWNSTAIRS WC
- ❖ 22FT KITCHEN WITH UTILITY
- ❖ FOUR RECEPTION ROOMS
- ❖ GARDEN PLAYHOUSE
- ❖ LARGE WEST FACING REAR GARDEN
- ❖ SOUGHT AFTER MULBERRY LANE
- ❖ ORIGINAL FEATURES AND FIREPLACES

Located in the desirable area of Mulberry Lane, Drayton, this impressive detached house offers a generous living space of 3,196 square feet, making it an ideal family home. With five well-proportioned bedrooms, this property provides ample room for both relaxation and entertainment.

Upon entering, you are greeted by a welcoming atmosphere that flows seamlessly through four spacious reception rooms, including a bright conservatory that invites natural light and offers a perfect spot to unwind. The heart of the home is the expansive 22-foot kitchen, complete with a convenient boot room and utility room, ensuring that daily tasks are both efficient and enjoyable.

The property boasts two bathrooms, catering to the needs of a busy household. Additionally, an office space is thoughtfully included, providing an ideal environment for remote work or study.

Outside, the west-facing rear garden is a delightful retreat, perfect for enjoying sunny afternoons. The playroom adds a charming touch, offering a versatile space for hobbies or relaxation. The in-and-out resin driveway, and parking for multiple cars, and enough room for a caravan to the side ensuring convenience for family and guests alike.

This home, built by the esteemed builder of Mulberry Lane, combines comfort and style in a sought-after location. With an Energy Performance Certificate rating of C, it also reflects a commitment to energy efficiency. This property is not just a house; it is a place where cherished memories can be made.

The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL  
 t: 02392 728 091



Call today to arrange a viewing  
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[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

## HALLWAY

**LIVING ROOM**  
16'10" x 14'0" (5.14 x 4.29)

**OFFICE**  
14'5" x 9'2" (4.41 x 2.80)

**DINING ROOM**  
22'3" x 12'11" (6.80 x 3.96)

**CONSERVATORY**  
15'6" x 14'3" (4.74 x 4.36)

**KITCHEN / BREAKFAST ROOM**  
21'11" x 16'9" (6.70 x 5.12)

**BOOT ROOM**  
9'3" x 4'9" (2.84 x 1.46)

## WC

**BEDROOM**  
21'1" x 14'2" (6.45 x 4.32)

**BEDROOM WITH WALK IN WARDROBE**  
16'9" x 13'11" (5.13 x 4.26)

**BEDROOM**  
13'0" x 10'9" (3.97 x 3.30)

**SHOWER ROOM**  
9'7" x 6'7" (2.94 x 2.01)

**BEDROOM**  
10'11" x 9'4" (3.33 x 2.87)

**BATHROOM**  
10'7" x 6'10" (3.25 x 2.10)

**BEDROOM**  
10'9" x 7'5" (3.30 x 2.28)

**PLAYHOUSE**  
25'1" x 11'7" (7.67 x 3.55)

**STORAGE**  
11'9" x 9'11" (3.59 x 3.03)

## ANTI MONEY LAUNDERING

Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you

would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

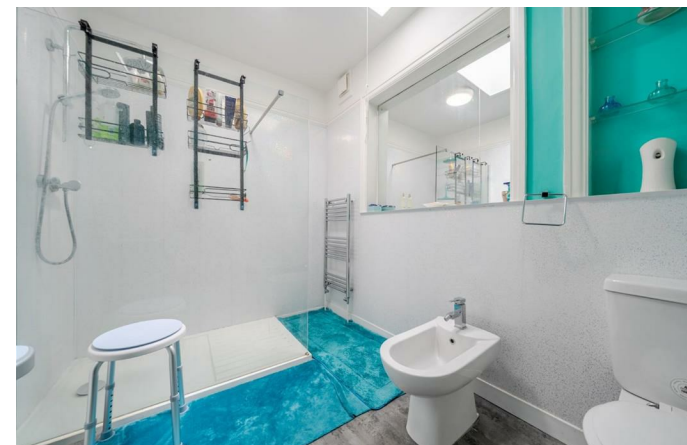
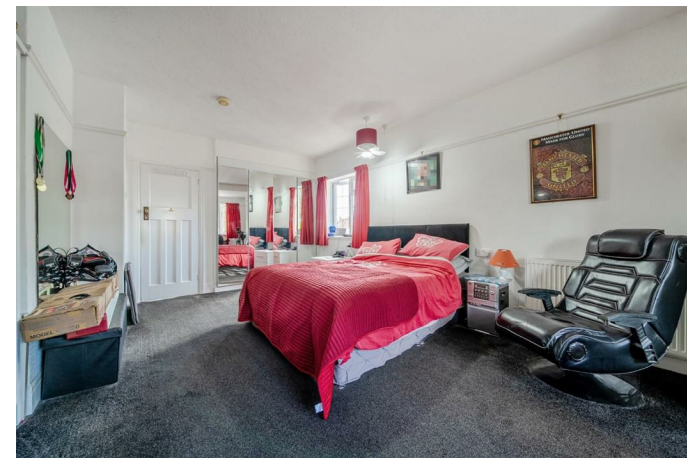
## BERNARDS OFFER CHECK PROCEDURE

If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

## SOLICITOR/ CONVEYANCING

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

## FREE/LEASE Freehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		72	80
England & Wales			

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