



GREENER **Country** HOUSES & COTTAGES

2 Mulberry Close, Northampton, NN5 7AW

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A well-presented and quietly positioned four-bedroom semi-detached family home, tucked away off The Drive in Dallington. Arranged over three floors and extending to approximately 1,900 sq ft, the property offers spacious and flexible accommodation ideally suited to modern family living. The ground floor includes a welcoming entrance hall, WC, kitchen/breakfast room, conservatory and utility room. To the first floor is a generous principal bedroom with en-suite, together with a superb living/dining room which opens onto a balcony enjoying views over the rear garden. The second floor provides three further bedrooms and a shower room, creating excellent separation of living and bedroom space. A particular feature of the property is the detached double garage within the rear garden, which offers exciting potential for use as a home office, studio, workshop or ancillary accommodation, subject to the necessary consents. Externally, the property benefits from a sunny west-facing rear garden, off-road parking to the front and a carport. Offered with no upper chain, this is an excellent opportunity in one of Dallington’s most sought-after residential locations.

### ACCOMMODATION

#### ENTRANCE HALL

15'07 x 9'08  
Entered via a solid oak door with windows to the side, stairs are rising to the first floor with storage below and doors to a cloaks area and WC. Further glazed double doors lead to:-

#### KITCHEN/BREAKFAST ROOM

##### KITCHEN AREA

18'04 x 10'05  
A well-appointed kitchen fitted with a bespoke range of floor and wall-mounted cabinetry, complemented by quartz worktops and matching upstands. An undermounted stainless steel sink with tap over is positioned beneath a front-facing window, while appliances include a dishwasher and Falcon electric range cooker with matching Falcon extractor above. There is also space for an American-style fridge freezer. A curved oak worktop unit and granite breakfast bar with storage beneath create an attractive divide within the space, while the tiled floor continues throughout. The room is open to:-



#### BREAKFAST AREA

16'08 x 12'10  
A well-appointed room fitted with a range of bespoke cabinetry, providing excellent storage and a high-quality finish. A window to the side elevation brings in natural light, while glazed double doors lead through to:-



#### CONSERVATORY

16'09 x 9'04  
A bright and inviting space with glazed elevations overlooking the rear garden, creating a lovely connection with the outside via a single door to the side.



#### UTILILTY

7'11 x 6'05  
A practical and well-appointed utility room fitted with a range of floor and wall-mounted units matching the kitchen, finished with granite worktops and matching upstands. The room provides plumbing and space for a washing machine and tumble dryer, together with access to the Vaillant combi boiler.

#### WC

7'06 x 6'05  
Suite comprising WC and hand wash basin with an integrated storage cupboard.

#### FIRST FLOOR

##### LANDING

Stairs rising to the first floor and doors to:-



#### BEDROOM ONE

18'04 x 10'07  
A comfortable and well-planned room enjoying windows to the front and side elevations, providing excellent natural light. Integrated storage with low-level built-in side tables adds both style and practicality, while fitted carpet creates a warm finish. Doors lead to the dining area and to:-



#### ENSUITE

7'11 x 7'05  
A well-appointed, fully tiled bathroom fitted with a suite comprising a bath, separate double shower cubicle, low-level WC and hand wash basin. A rear-facing window provides natural light and ventilation, while access to the eaves offers additional storage.



#### LOUNGE

18'04 x 11'10  
A bright and inviting living area enjoying an attractive bay window to the front elevation, together with further windows to the rear. Engineered oak floorboards add warmth and character, while TV and telephone points provide everyday practicality. The room opens to:-



#### DINING AREA

12'01 x 7'06  
A well-defined dining area provides a practical and sociable space for entertaining, with glazed double doors creating a natural flow through to:-

#### BALCONY

10'09 x 7'09

#### SECOND FLOOR

##### LANDING

Doors to:-

#### BEDROOM TWO

16'00 x 11'10  
A comfortable double bedroom enjoying windows to the front elevation, with fitted carpet and ample space for a double bed.



#### BEDROOM THREE

10'06 x 11'01  
Window to the side elevation with space for double bed and carpet fitted.



#### BEDROOM FOUR/STUDY

11'08 x 7'07  
Currently arranged as a home study, this practical and well-planned room is fitted with built-in cupboards and an integrated desk, with a rear-facing window providing natural light.

#### SHOWER ROOM

9'11 x 7'00  
A well-appointed en-suite fitted with a double shower cubicle, low-level WC and hand wash basin. A window to the front elevation.

#### OUTSIDE

##### REAR GARDEN

A mature and well-established sunny garden featuring stocked borders and a paved area ideal for outdoor dining. A small patio area is accessed from the utility room and provides pedestrian access to the side. An archway leads from the front through to the rear via a car port, providing vehicular access to:-

#### DOUBLE GARAGE

18'02 x 15'09  
A substantial double garage featuring two single double doors to the front elevation, excellent ceiling height and useful storage within the eaves. The space offers superb versatility and would lend itself well to a home workshop, office, studio or ancillary accommodation, subject to the relevant consents.



#### SERVICES

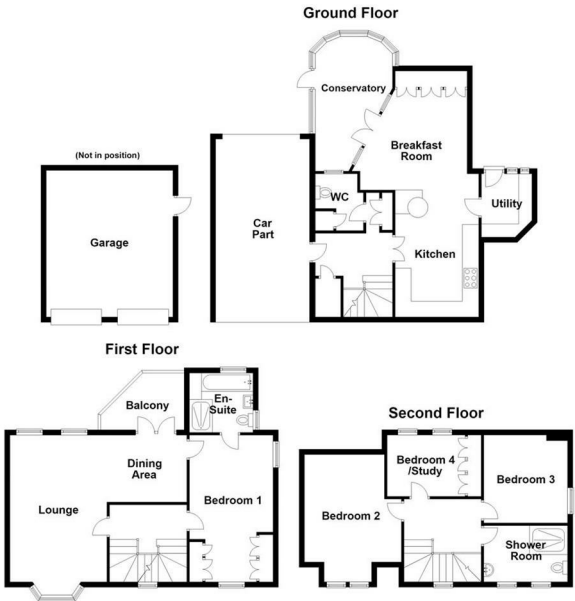
Mains services are connected. (None have been tested)

#### AMENITIES

Within Dallington there is Dallington Park the Dallington Lawn Tennis Club and Dallington Fitness Club. Shopping facilities and schooling are available locally. There are bus services to Northampton town centre. Northampton Castle Station, just over a mile away, is within walking distance. There are direct rail links to London Euston and Birmingham. There is easy access to the M1 motorway, which is approximately 10 minutes drive from the house.

#### HOW TO GET THERE

From Northampton town centre proceed in a westerly direction along St James Road and then fork right onto the A428 Harlestone Road proceeding up the hill towards Dallington Park. On passing Holyrood Road, take the next left into The Avenue. Follow the private road for 250 yards. Mulberry Close is on the left and the house is to the top on the right hand side.



For illustration purposes only - not to scale