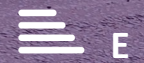


Mulburries



Midland Road , HP2 5BH

Offers in excess of £650,000



## Midland Road, , HP2 5BH

- LARGE GARAGE AND ADDITIONAL CAR PORT FOR OFF STREET PARKING
- MODERN PROPERTY WITH TRADITIONAL FEATURES AND HIGH CEILINGS
- LOFT CONVERSION WITH AN EN SUITE
- MODERN, NEWLY FITTED KITCHEN
- SOUTH FACING LANDSCAPED GARDEN BORDERED WITH SHRUBBERY
- USEFUL CONSERVATORY SPACE WITH UNDERFLOOR HEATING
- OLD TOWN LOCATION
- EPC = E
- TAX BAND = E



CHAIN FREE. Located in the charming Old Town area, this stunning four-bedroom detached house on Midland Road offers a perfect blend of modern living and traditional features. You'll enjoy an abundance of space throughout, including two spacious reception rooms, ideal for both entertaining guests and enjoying quiet family evenings. The property boasts a beautifully designed, modern fitted kitchen that caters to all your culinary needs, making it a delight for any home chef.

One of the standout features of this home is the thoughtfully designed loft conversion, which includes an en suite bathroom, providing a private retreat for the occupants. The additional three



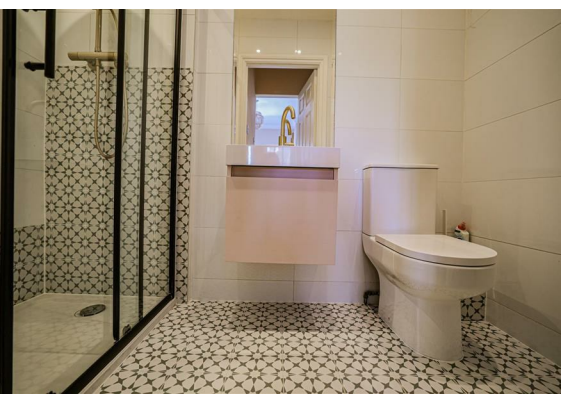
bedrooms are generously sized, ensuring ample space for family or guests.

The property also benefits from a useful conservatory, which serves as a versatile space that can be enjoyed throughout the year, whether as a sunlit reading nook or a vibrant play area for children.



Outside, the south-facing landscaped garden is a true gem, bordered with beautiful shrubbery that offers both privacy and a touch of nature. This outdoor space is perfect for summer barbecues, gardening, or simply unwinding in the sun.

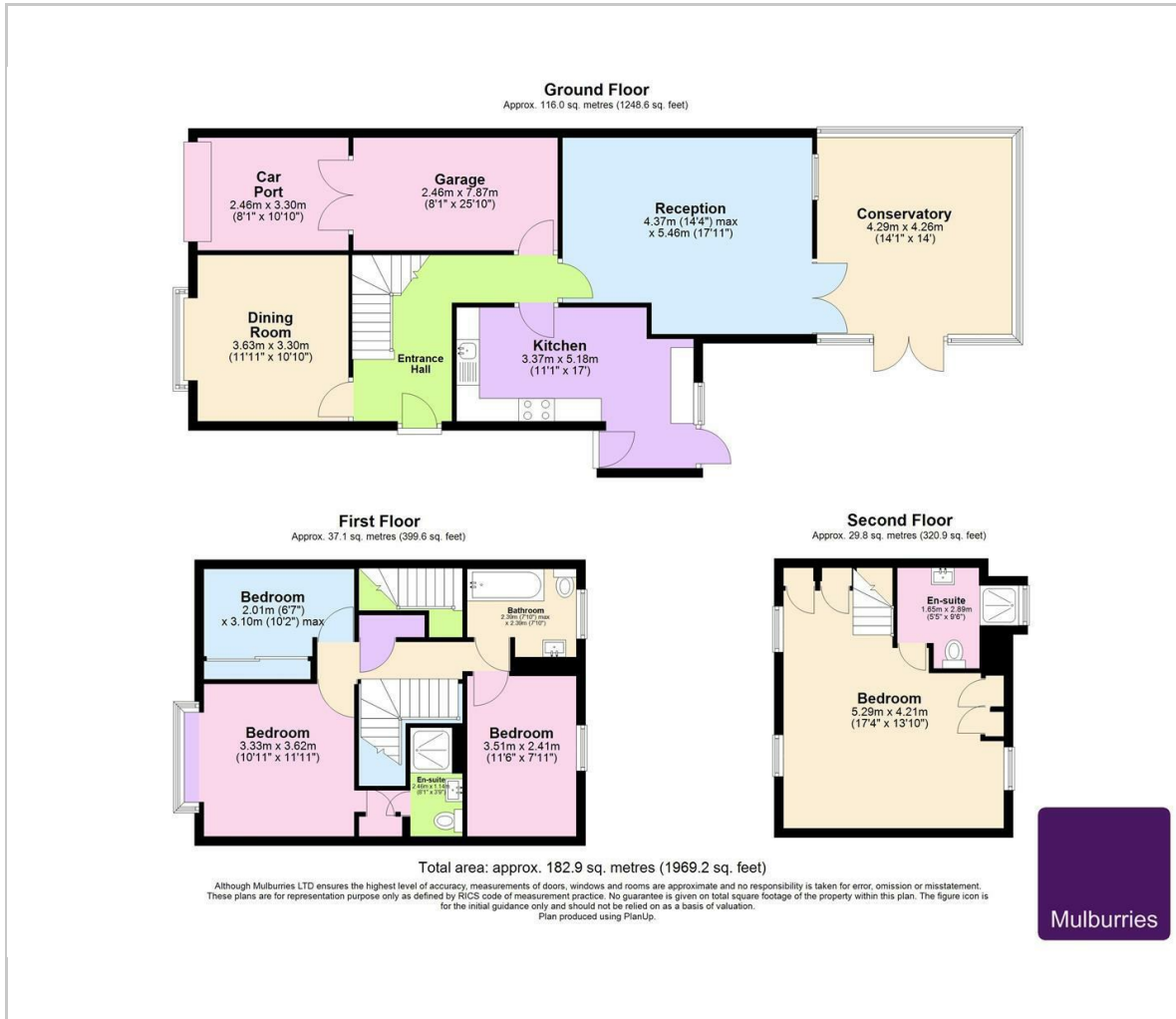
Due to the depth of the garage, it has allowed for a car port to be added on to the front, with space for a family car. Due to the permitted parking required in the area, additional parking is always available very close to the home, and because of the dropped kerb a further space directly outside the home.



With an Energy Performance Certificate rating of E and a council tax band of E, this home is not only beautiful but also practical. This gorgeous detached house is a rare find in a sought-after location, making it an excellent opportunity for those looking to settle in a vibrant community. Don't miss the chance to make this delightful property your new home.



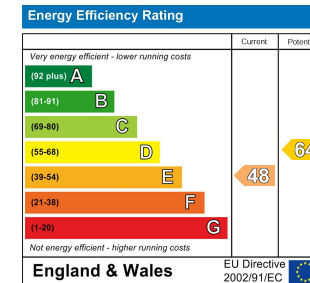
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Mulburries Office on 01442 732362 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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