



£775,000

FARNHAM ROAD, BISHOP'S STORTFORD, , CM23 1JJ



PRESTIGE & VILLAGE

UK's finest properties

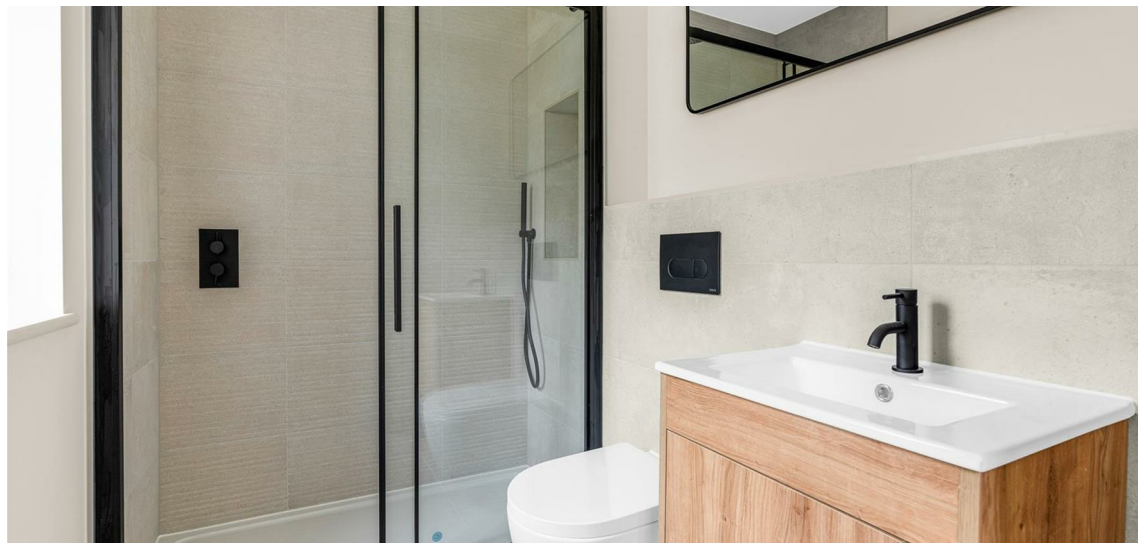
An exclusive collection of just 9 - designed for those who expect more. Welcome to Mulberry Place...

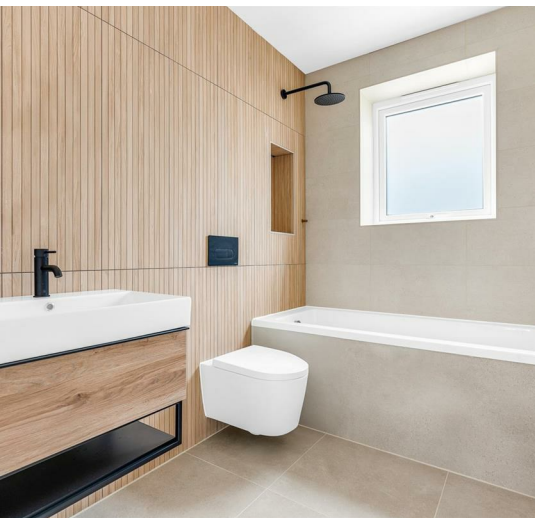
Introducing The Rook at Mulberry Place, a beautiful 4 bedroom detached new build property. Now available to view.





- Exclusive Gated Development of 9 New Homes
- Four Bedrooms
- Open Plan Kitchen/Diner/Family Room
- Large Lounge
- Luxury Finish Throughout
- South-West Facing Garden with Beautiful Views
- Superb Location
- Parking for 2 Cars
- 10 Year New Build Warranty





Nestled on the tranquil outskirts of Bishops Stortford you will discover Mulberry Place, an exclusive collection of just 9 unique contemporary homes, each with its own character and personality. A perfect fusion of countryside charm and modern amenities, where the stylish exteriors exude a sense of warmth and homeliness, and the spacious interiors are filled with natural light.

This striking new build gated development enjoys some of the areas finest views. Perfectly located for access to the town centre, M11 and Stansted airport.

The Rook boasts an impressive open-plan kitchen, dining and family area, perfect for bringing the whole family together, and a separate lounge, offering space for all. Large bi-fold doors flood the heart of the home with natural light and lead to a sun drenched patio and good sized garden. Upstairs you are welcomed by 4 bedrooms, a luxury ensuite, family bathroom and large windows framing the surrounding nature.

Ideally located just a few minutes drive from the historic Bishops Stortford town centre which boasts an array of national and independent retailers, bars, restaurants, cafes and leisure facilities. Bishops Stortford is one on Hertfordshire's finest towns. You will be spoilt for choice with a large selection of outstanding primary and secondary schools. Your weekends will be full of fun at the local sports, arts and entertainment complexes. With quick and easy access to the M11 and Stanstead airport by car and London Liverpool street in under 35 minutes by train you are perfectly connected.

With a Rival Developments property everything is included. The highest quality craftsmanship, 10 year new build warranty, complete peace of mind.

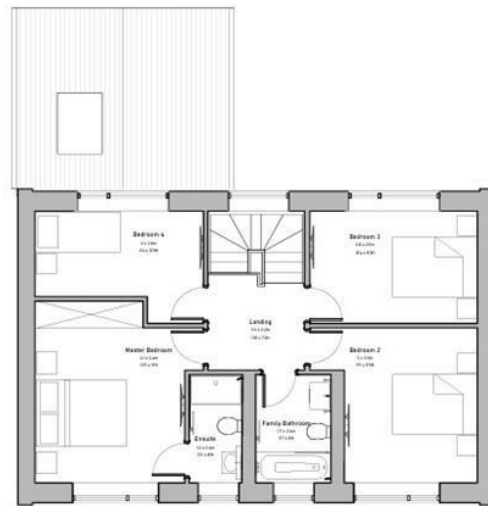
Book your viewing and discover what life at Mulberry Place has to offer.



THE ROOK
Detached
Total Area: 137.4m² / 1478.96Ft²



Ground Floor Plan
Total Area: 77m² / 828.8Ft²



First Floor Plan
Total Area: 60m² / 645.8Ft²



Loft Floor Plan
Total Area: 0.4m² / 4.3Ft²



East Herts
Band F

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		England & Wales			
EU Directive 2002/91/EC		EU Directive 2002/91/EC			



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