

**5 Bedroom(s), Detached House, Freehold**

**Mulberry Way, Armthorpe.**



- 3D Virtual Tour Available
- Ground Floor W/C
- Integral Garage and Driveway Allowing for Multiple Cars to Park
- Stunning Detached Family Home Over Three Storeys
- Rear enclosed Garden with Outdoor Kitchen and Paved Patio Area

- Modern and Contemporary Kitchen Dining and Family Room
- Five Bedrooms En Suite And Walk In Wardrobe To Master
- Family Bathroom Suite
- Popular Location in Armthorpe

**£465,000**  
**For Sale**

*Book your viewing today* Tel: 01302 247754

## Owner's View

3D Virtual Tour Available- Take a closer, more detailed look around via our 3D Virtual Tour! Don't forget that you can also check availability for viewings online via a visit to our website...we have extended our house both up & out, this has given all the family space and provided us with ample entertaining space both inside and out. We have also built our dream outdoor kitchen. We love the view of the woods and the direct access via the garden.

## Ground Floor

### Floor Plan



TOTAL: 172 m<sup>2</sup>  
 FLOOR 1: 72 m<sup>2</sup> FLOOR 2: 52 m<sup>2</sup> FLOOR 3: 48 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 16 m<sup>2</sup> PORCH: 44 m<sup>2</sup> COVERED PATIO: 21 m<sup>2</sup>  
 CRAWL SPACE: 4 m<sup>2</sup>

FLOOR 1



### Open Plan Kitchen Dining and Family Room

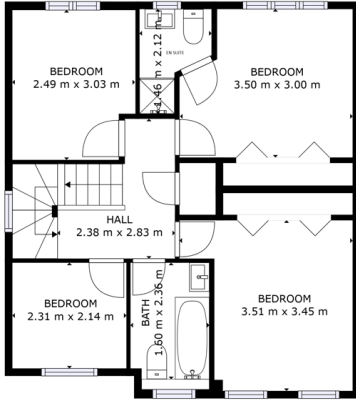


### Ground Floor W./C



## First Floor

### Floor Plan



TOTAL: 172 m<sup>2</sup>  
 FLOOR 1: 72 m<sup>2</sup>, FLOOR 2: 52 m<sup>2</sup>, FLOOR 3: 48 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 18 m<sup>2</sup>, PORCH: 14 m<sup>2</sup>, COVERED PATIO: 22 m<sup>2</sup>,  
 CRAWL SPACE: 4 m<sup>2</sup>

FLOOR 2



## Bedroom



## Bedroom



## Bedroom

## Family Bathroom

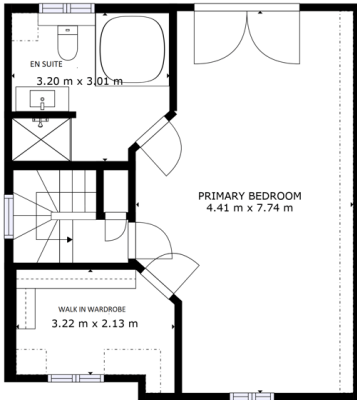


## Second Floor

## Bedroom with En Suite



## Floor Plan



TOTAL: 372 m<sup>2</sup>  
 FLOOR 1: 73 m<sup>2</sup>, FLOOR 2: 52 m<sup>2</sup>, FLOOR 3: 48 m<sup>2</sup>  
 EXCLUDED AREAS: GARAGE: 16 m<sup>2</sup>, PORCH: 44 m<sup>2</sup>, COVERED PATIO: 21 m<sup>2</sup>,  
 CRAWL SPACE: 4 m<sup>2</sup>

FLOOR 3



## External



## Front Aspect



## Master Bedroom with En Suite and Walk in Wardrobe



## Rear Garden



## Property Information

Council Tax Band - D

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills -

Average Annual Gas Bills -

Average Annual Water Bills -

Tenure - Freehold



Solar Panels - No

Space Heating System - Gas Boiler with radiators (Combi)

Approximate Heating System Installation Date -

Water Heating System - Gas combi boiler

Approximate Water Heating Installation Date -

Boiler Location - None

Approximate Electrical System Installation Date -

Approximate Electrical System Test Date -

Fires/Heaters - None

Permanent Loft Ladder - Not Applicable

Loft Insulation -Yes

Loft Boarded out - No

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.

## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	