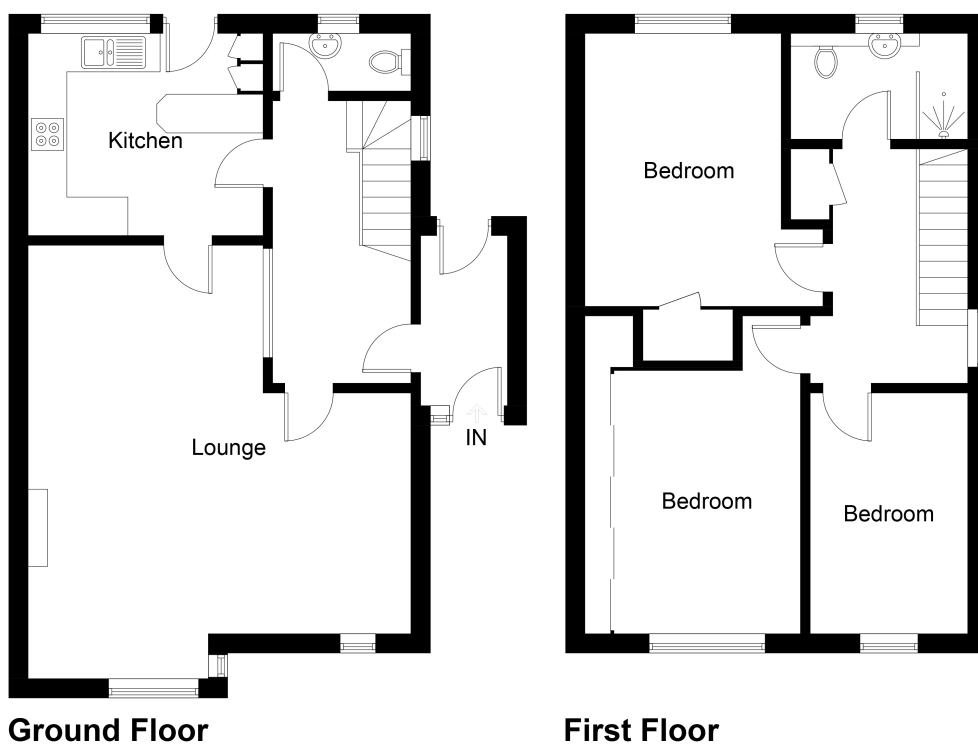




20 Mulberry Close

Approximate Gross Internal Area = 117.6 sq m / 1266 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	87
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For illustrative purposes only. Not to scale. ID1074822
 Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
 Floor Plan Produced by EPC Provision



This spacious three bedroom semi detached family home sits on a fabulous corner plot in the heart of this sought after village, renowned for its highly regarded schools. Although this glorious home would benefit from some updating, it offers huge scope to extend and possibly has the space to consider a new build, all subject to relevant planning permissions being granted. The property is well positioned for easy access to; the main line train station, schools, village shops and amenities, parks and, the largely traffic free, Festival Way cycle path. This much loved and well maintained home had been enjoyed by the owner for nearly forty years, and briefly comprises; large Entrance Porch, Reception Hall, Cloakroom, Kitchen, Sitting/Dining Room, three DOUBLE Bedrooms and a large Family Shower Room. Outside the traditional frontage offers a well maintained lawn with colourful borders, extensive driveway parking and a Garage, whilst the rear and side offer large private gardens and a secure storage area. No onward chain.



ROOM DESCRIPTIONS

Entrance Porch

Entered via UPVC double glazed door with matching side panel. Tiled floor. UPVC double glazed door to Reception Hall, door to Utility Room, double glazed door to Garage.

Reception Hall

Stairs rising to first floor accommodation with useful storage cupboard and fitted cupboards below. Radiator and laminate flooring. Doors to; Cloakroom, Kitchen and Sitting Room.

Cloakroom

Tiled and fitted with a white suite comprising; low level W.C and vanity unit with inset basin. Radiator and laminate flooring. UPVC double glazed window to rear.

Sitting/Dining Room

Sitting Room

19' 4" x 12' 1" (5.89m x 3.68m) 14'5" (4.42) into bay

Bright and airy with two front aspect UPVC double glazed windows, one of which is a walk in bay. Feature fireplace with coal effect gas fire inset. Two radiators.

Dining Room

12' 0" x 7' 4" (3.66m x 2.24m)

Feature glazed panel. Radiator and laminate flooring. Door to Kitchen.

Kitchen

12' 0" x 10' 4" (3.66m x 3.15m)

Fitted with a range of wall and base units with roll edge work surfaces over. Inset one and a half bowl sink and drainer with mixer tap, filtered cold water tap and tiled splash backs. Oven and extractor, integral fridge and space for dishwasher. Floor standing 'Ideal Mexico' boiler. UPVC double glazed window to rear. UPVC double glazed door to Lean to Conservatory.

Lean To Conservatory

Of metal and glass construction with carpeted concrete base.

Galleried Landing

Loft hatch with ladders giving access to boarded roof space with light. Airing cupboard housing immersion tank. UPVC double glazed window to side. Doors to all Bedrooms and Family Shower Room.

Bedroom 1

13' 10" x 8' 7" to wardrobe fronts (4.22m x 2.62m)

Fitted with a range of mirror fronted wardrobes. Radiator. UPVC double glazed window to front.

Bedroom 2

13' 11" x 10' 1" (4.24m x 3.07m)

Built in cupboard. Radiator. UPVC double glazed window to rear.

Bedroom 3

12' 3" x 8' 1" (3.73m x 2.46m)

Radiator. UPVC double glazed window to front.

Family Shower Room

Fully tiled and fitted with a white suite comprising; large shower cubicle with thermostatically controlled shower plus a range of vanity units with inset basin and concealed cistern low level W.C. Radiator, extractor and vinyl floor. UPVC double glazed window to rear.

Front & Side Garden

Enclosed by picket fence and natural hedging, laid to lawn with colourful, well stock borders and an expansive Tarmac driveway with ample parking for several vehicles. Timber panel fencing with gate leads to large, enclosed secure area with leads further to the rear garden.

Rear Garden

Fully enclosed and comprising; patio which leads to a level lawn that extends the width of the plot with mature borders, a further patio with timber pergola and vegetable patch. Two timber sheds, greenhouse, water butts and outside tap.

Garage

Larger than average with up and over door to front and double glazed door to rear. Cold water tap and power connected

Tenure & Council Tax Band

Tenure - Leasehold Balance Of TBC

Peppercorn Ground Rent - £6.75 Payable 6 Monthly

Council Tax Band -D

