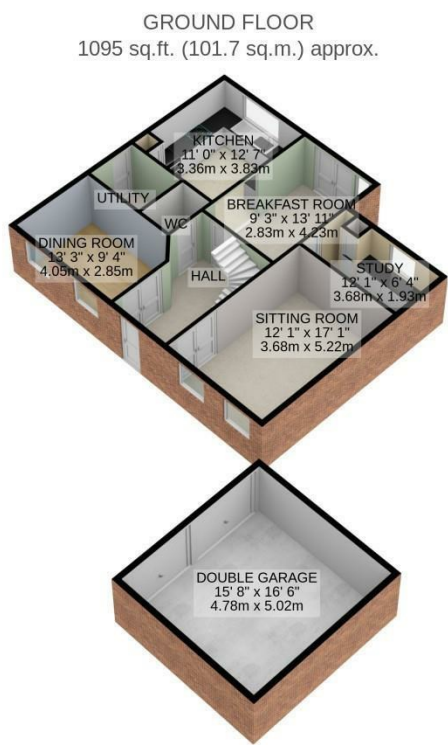


# Mulberry Close, Desborough NN14 2JQ



TOTAL FLOOR AREA : 1854 sq.ft. (172.2 sq.m.) approx.



## Mulberry Close, Desborough NN14 2JQ

- FOUR Bedrooms
- THREE reception room
- Private Corner plot garden
- Ample parking plus double garage
- Cul-de-sac

PRICE  
**£415,000**  
CHAIN FREE

We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.



23 High Street, Rothwell  
01536 418100  
info@simonac.co.uk  
simonac.co.uk





# Mulberry Close, Desborough NN14 2JQ

PRICE £415,000 FREEHOLD

**\*\* IN PERSON AND VIDEO VIEWINGS AVAILABLE \*\*** Offered with NO CHAIN is this larger than average FOUR bedroom double fronted detached family home with parking for four and detached DOUBLE GARAGE, all discreetly located and occupying one of the largest plots on the development. Gas central heated and Upvc double glazed; Reception Hall, cloakroom/WC, Lounge/sitting room, separate dining room, Family room, Kitchen, Utility room and Home office/ Gallery Landing to Family Bathroom and four bedrooms with two enjoying en-suites. Ample parking and double garage. Pleasant and private Gardens to two sides, thus lending itself to extension potential.

### RECEPTION HALL

Via opaque double glazed panelled door, solid wood flooring and glazed panelled doors to Kitchen/Family Room, Home Office, further door to Cloakroom/Wc and double doors to Separate Dining Room and Lounge/Sitting Room, dogleg stair case leading to Gallery landing having under stairs storage cupboard, single panelled radiator and power points

### CLOAKROOM/WC

Having close coupled Wc, pedestal wash hand basin, having tiled surrounds, single panelled radiator

### LOUNGE/SITTING ROOM

Having two double glazed windows to front, radiators and feature fire surround

### SEPARATE DINING ROOM

Having two double glazed windows to front and radiator

### FAMILY ROOM

Having double glazed double doors and picture windows offering outlook and access to enclosed private rear garden, vertical radiator and inset ceiling spot lights, Continuation of solid wood flooring which leads to open plan Kitchen

### KITCHEN

Offering a comprehensive range of light oak coloured high and base level cupboards unit and granite work tops, built in hob, double oven and concealed extractor, further appliance space to include plumbing for automatic washing machine/dishwasher, built in microwave , continuation of solid wood flooring and double glazed window to rear and panelled door to Utility/Side Hall

### UTILITY ROOM/SIDE HALL

Having matching cupboard units, single drainer sink unit, appliance space to include plumbing for automatic washing machine, single panelled radiator, double glazed door to side

### HOME OFFICE

Having double glazed window to rear and single panelled radiator

### GALLERY LANDING

Having panelled doors to Four Bedrooms, Family Bathroom and airing cupboard, single panelled radiator, loft hatch and power point

### MASTER BEDROOM

Having double glazed window to front and single panelled radiator, fitted bedroom furniture providing clothes hanging and drawer space, door to En-Suite

### EN-SUITE

Comprising pedestal wash hand basin, close coupled Wc and double shower cubicle having tiled surrounds, opaque double glazed window to front and inset ceiling spot lights

### DOUBLE BEDROOM TWO

Having double glazed window to front and single panelled radiator under, fitted wardrobes providing clothes hanging and shelving space, door to second En-Suite

### EN-SUITE

Comprising close coupled Wc, pedestal wash hand basin and double shower cubicle, inset ceiling spot lights

### DOUBLE BEDROOM THREE

Having double glazed window to rear and single panelled radiator

### BEDROOM FOUR

Having double glazed window to rear and single panelled radiator

### FAMILY BATHROOM

Comprising close coupled Wc, wash hand basin and panelled bath with mixer tap incorporating shower fitment, opaque double glazed window to rear and radiator

### OUTSIDE FRONT

The property enjoys the benefits of parking for four vehicles plus detached Double Garage, grassed front garden area with central path to entrance door, side gate leading to side and rear garden

### DETACHED DOUBLE GARAGE

with up and over individual up and over doors, eaves storage space with power and lighting connected

### OUTSIDE REAR

This is one of the largest plots on the development with the rear garden enjoying a great deal privacy (fenced and dog proof) with an immediate paved patio, large lawn edged with shrub borders leading round to side garden area giving space for potential extensions if required



call to view 01536 418100

