

ENTRANCE HALL Glass panelled door to open plan ground floor living space, stairs to first floor, oak engineered flooring and underfloor heating throughout the ground floor.

OPEN PLAN LIVING/DINING/KITCHEN

LIVING/DINING AREA 19' 2" x 14' 1" (5.86m x 4.30m) Double glazed doors to the rear garden, door leading to ground floor shower room, double cupboards, oak engineered flooring and underfloor heating throughout the ground floor.

KITCHEN AREA 14' 8" x 7' 4" (4.49m x 2.26m) Range of wall and floor mounted base units, built-in electric oven and grill with five ring gas hob, sink unit with drainer, space for dishwasher, oak engineered flooring and underfloor heating.

GROUND FLOOR SHOWER ROOM Double glazed window to rear, three piece suite comprising low level wc, wall mounted wash basin with tiled splashback and shower with fully tiled surround, extractor and tiled flooring.

STAIRS TO FIRST FLOOR 18' 10" x 14' 0" (5.76m x 4.29m) Full width double glazed window to front overlooking green, wooden sliding door to bedroom, radiator, wooden floor boards.

BEDROOM ONE 13' 11" x 9' 0" (4.26m x 2.75m) Double glazed window to rear, built-in wardrobe storage, full height radiator, wooden floor boards.

STAIRS TO SECOND FLOOR LANDING Doors off to bedrooms and bathroom, loft access.

BEDROOM TWO 14' 3" x 8' 7" (4.36m x 2.63m) Double glazed window to front, built-in wardrobe, radiator.

BEDROOM THREE 13' 10" x 8' 7" (4.23m x 2.62m) Double glazed window to rear, built-in wardrobe, radiator and parquet flooring.

BEDROOM FOUR 10' 5" x 5' 1" (3.18m x 1.56m) Double glazed window to front, radiator.



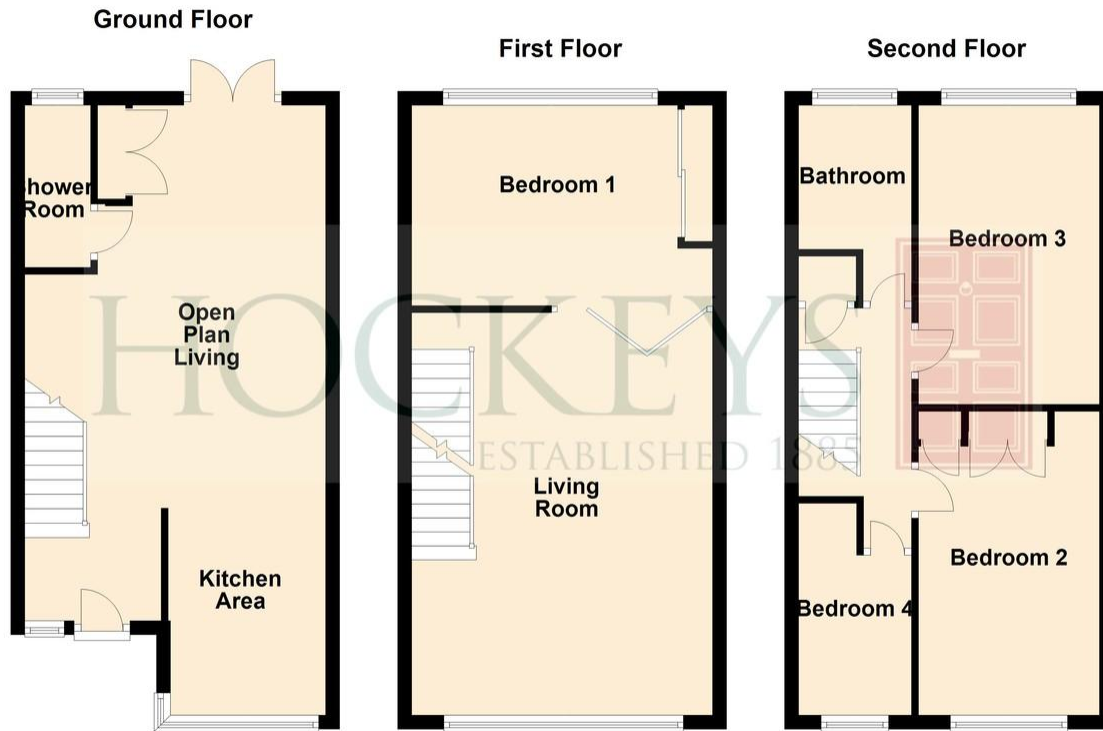
BATHROOM Obscured double glazed window to rear, three piece suite comprising low level wc, wall mounted wash basin and panelled bath with shower over, tiled splashback, wall mounted heated towel rail, extractor.

OUTSIDE To the front of the property is a driveway providing off-road parking for 2 cars plus on street parking with views over the green.

Gravel driveway with pathway leading to the front door.

The rear courtyard garden is low maintenance with raised flower beds.





IMPORTANT: Hockeys (Willingham) Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Hockeys (Willingham) Ltd has any authority to make or give any representation or warranty in relation to this property .

10 Mill Road CB1 2AD
 Telephone: 01223 356054
 Email: cambridge@hockeys.co.uk

www.hockeys.co.uk

HOCKEYS
 ESTABLISHED 1885





51 Mulberry Close,
Cambridge, CB4 2AS

£600,000 Freehold

A perfect home for any growing family that is looking to be within the catchment areas for fantastic schooling, all whilst also providing play areas and green spaces for the kids.

The property spans over two floors and provides living accommodation on two floors with a further four bedrooms and an enclosed courtyard garden to the rear.



HOCKEYS
ESTABLISHED 1885

