



Mulberry House

Ugley

PESTELL & CO

ESTATE & LETTING AGENTS

Guide Price - £1,500,000

5 Bedrooms, 5 Bathrooms

Immaculate Modern Accommodation



Mulberry House: *A fantastically presented 5 bedroom, detached modern home. Only 3 years old, the living accommodation consists of spacious entrance hallway, accessing the living room, study and an expansive dining room open into a bespoke fitted kitchen, plus a utility room, vast games room and ground floor w.c. On the first floor are 5 double bedrooms, 4 with en-suite bathrooms and additional family bathroom. The private rear garden sides onto attractive open farmland views, whilst additionally is a detached double garage and generous driveway to the front.*

Hardwood front door with 2 sidelight windows into:

RECEPTION HALLWAY - 22'3 x 12'1 (6.80m x 4.00m)

Tiled flooring, double storage cupboard, inset down lighters. Staircase to first floor accommodation and doors into:

DOWNSTAIRS W.C:

Tiled flooring, low flush w.c., wash hand basin, double glazed, opaque window to side, wall mounted radiator and inset down lighters.

LIVING ROOM - 26'2 x 16'1 (8.0m x 4.9m)

Carpeted, double glazed windows to front and side, central fireplace, wall mounted radiator, inset speakers and 2 ceiling light point.





STUDY - 17'5 x 11'7 (5.3m x 3.5m)

Carpeted, double glazed window to side, inset down lighters.

GAMES ROOM - 23'1 x 19'9 (7.0m x 6.0m)

Double glazed window to front and side.

Picture of the games room

KITCHEN/DINING ROOM - 'L-Shaped' 39'2 x 22'5 (11.9m x 6.8m)

Tiled flooring, an extensive range of eye and base level units with quartz work surface, inset sink and drainer, plus central island with work surface and units below. A full range of matching kitchen appliances, 2 double glazed windows and door to rear garden, inset speakers and inset down lighters. Dining area has 2 'Bi-folding' doors to rear garden plus 'Orangery' window above.

UTILITY ROOM - 15'11 x 12' (4.9m x 3.7m)

Tiled flooring, work surface with inset sink and units below, space for washing machine and tumble dryer. Double glazed door and window to side, larder cupboard (housing entertainment system), inset down lighters.



BEDROOM - 13'10 x 10'3 (4.2m x 3.1m)

Carpeted, double glazed window to rear, built in wardrobe, wall mounted radiator and ceiling light point.
Door into:

EN-SUITE SHOWER ROOM:

Tiled flooring, double shower cubicle, low flush w.c., wash hand basin, double glazed, opaque window to rear, heated towel rail, exaction fan and inset down lighters.

BEDROOM - 18'7 x 10'2 (5.7m x 3.1m)

Carpeted, 2 double glazed windows to front, 2 built in wardrobes, wall mounted radiator and 2 ceiling light points.

BATHROOM:

Three quarter tiled, panel bath with shower attachment, double shower cubicle, low flush w.c., wash hand basin, Velux window, heated towel rail, exaction fan and inset down lighters



Outside:

To the rear, step out onto a patio area which runs across to the back of the property. Step up to the remainder, laid to lawn and back/side onto impressive open farmland. Summer house to the top corner of the garden, outdoor tap and lighting. Access to both sides of the property.

DOUBLE GARAGE - Electric 'Up & Over' door, built in storage/work units, power and lighting connected.

Large sweeping, gravel driveway to the front with electric gated access.

Agent Notes: Fully Alarmed with CCTV

Plans have been drawn up for a underground swimming pool and gym to the front of the plot. Plans available.



GENERAL REMARK &
STIPULATIONS

FULL ADDRESS	Mulberry House, Cambridge Road, Ugley, Bishops Stortford, Herts, CM22 6HX
SERVICES	Gas fired central heating, mains electricity and drainage
LOCAL AUTHORITY	Uttlesford District Council, Council Offices, London Road, Saffron Walden , CB11 4ER
COUNCIL TAX BAND	Band G
VIEWING	Strictly by appointment with the selling agent Pestell & Co. If there are any points which are of importance to you, we invite you to discuss them with us prior to you travelling to the property.

DIRECTIONS



OFFICE OPENING TIMES

Telephone our offices, which are open 7 days a week,
Monday to Friday 9.00am to 6.00pm,
Saturday's 9.00am to 4.30pm and Sunday's 10.00am to 1.00pm.

IMPORTANT NOTICE

AGENTS NOTE: The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc.

Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

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GALLERIED FIRST FLOOR LANDING - 20'8 x 13'7 (6.3m x 4.1m)

Carpeted, 2 cupboards, wall mounted radiator and feature ceiling light point. Door into:

MASTER BEDROOM - 23'2 x 16'3 (7.1m x 5.0m)

Carpeted, double glazed, windows to front and side, 4 built in wardrobes, wall mounted radiator and 2 ceiling light points. Door into:



EN-SUITE BATHROOM:

Tiled flooring, jacuzzi bath, separate shower cubicle, low flush w.c., wash hand basin. Velux window, heated towel rail, part tiled walls and inset down lighters.



BEDROOM - 30' x 9'7 (9.1m x 2.9m)

Carpeted, double glazed window to front, built in wardrobes, wall mounted radiator and 2 ceiling light points.

EN-SUITE SHOWER ROOM:

Tiled flooring, shower cubicle, low flush w.c., wash hand basin. Velux window, heated towel rail, part tiled walls, extraction fan and inset down lighters.

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EN-SUITE SHOWER ROOM:

Tiled flooring, shower cubicle, low flush w.c., wash hand basin. Velux window, heated towel rail, part tiled walls, extraction fan and inset down lighters.

