



Mulberry Gate, Felbridge

Offers in the region of £800,000

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Mulberry Gate

Felbridge, East Grinstead

A fantastic opportunity to acquire this stunning four bedroom, detached family home situated within the ever popular village of Felbridge. Constructed in 2009 by renowned construction company Riverdale developments. This versatile property occupies 2022sq ft of living accommodation arranged over two floors.

The accommodation briefly comprises: storm porch; reception hallway with storage cupboard; downstairs cloakroom with low-level WC and wash hand basin; spacious living room with French doors to the rear garden and a gas fire; home office with feature bay window to the front as well as pocket doors; open plan kitchen/dining room with a range of wall and base level units, sink and drainer, 5-ring gas hob, electric oven, integrated appliances, breakfast bar and tiled floors; an orangery with French doors leading to the garden completes the ground floor.

The first floor comprises: master bedroom with a view to the front aspect, fitted wardrobes and ensuite with low-level WC, wash hand basin and double shower suite; double guest bedroom with fitted wardrobes to the front aspect; a further double guest bedroom with fitted cupboards overlooks the rear; double guest bedroom with fitted wardrobes and a Juliet balcony overlooking to the rear garden; family bathroom with a low-level WC, wash hand basin with vanity and a bath with mixer taps and overhead shower concludes the accommodation.





Mulberry Gate

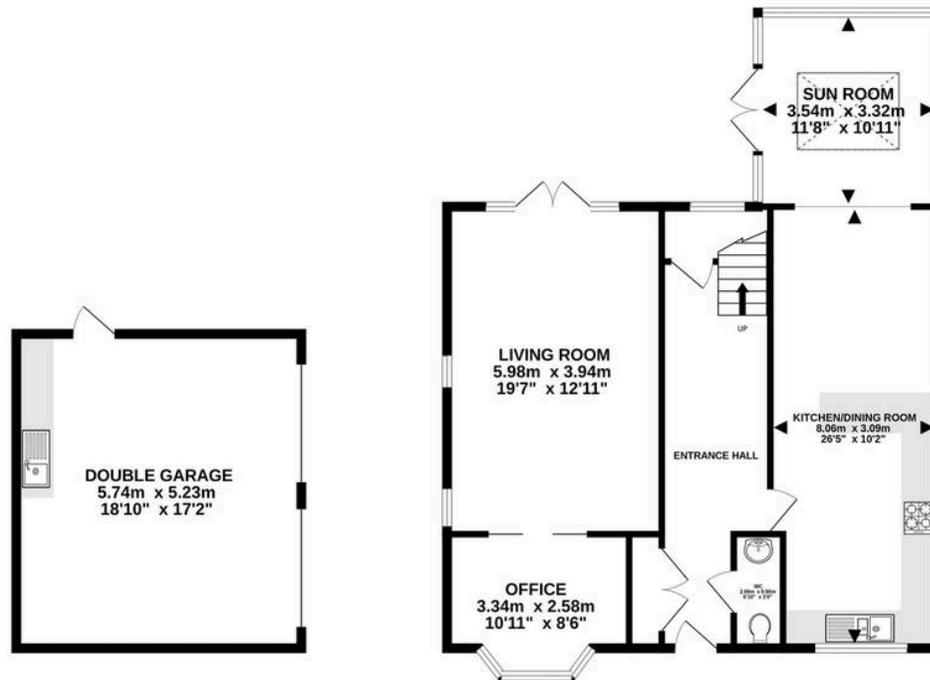
Felbridge, East Grinstead

Externally, the property further benefits from driveway parking leading to the double detached garage complete with electric up and over doors, power, lighting and a utility area. A side entrance gate gives access to the rear garden. This corner plot is mostly laid to lawn with a patio area abutting the rear of the property. The Southerly aspect rear garden is secluded and also features a large timber shed. Entry to the development is via electric gates with an intercom entry system. The house also benefits from a solar panel system with 5kw inverter and battery. This is also linked to an EV charger mounted on the front of the garage. Maintenance fee - £350pa

- Detached family home
- Four double bedrooms
- Three reception rooms
- Gated development
- Constructed in 2009
- Master bedroom with ensuite
- Secluded rear garden
- Detached double garage
- Close proximity to local schools and town centre



GROUND FLOOR
115.4 sq.m. (1242 sq.ft.) approx.



1ST FLOOR
72.5 sq.m. (780 sq.ft.) approx.



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TOTAL FLOOR AREA: 187.9 sq.m. (2022 sq.ft.) approx.

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