



Mulberry House

Cross Keys

Hereford

HR1 3NT



Mulberry House, Cross Keys, Hereford HR1 3NT

This impressive, extremely spacious, four bedroom executive house provides luxurious family accommodation and is immaculately presented with quality fittings throughout including oak doors, skirtings and an impressive staircase. The property benefits from gas central heating, double glazing, fire alarm and burglar alarm system, Travertine flooring, four spacious bedrooms (two en-suite), luxury kitchen and family bathroom, excellent family/room, large heated salt water swimming pool, detached gym/home office, detached double garage, ample parking and large gardens set in almost half an acre in total.

Entrance Porch

With entrance door through to the

Impressive Reception Hall

With mat-well, feature tiled floor, bespoke staircase to the first floor, double glazed window to the front aspect, radiator, coved ceiling, built-in cloaks cupboard, understairs store cupboard, decorative wall and door to the

Cloakroom

Comprising low flush WC, vanity wash hand-basin with mirror above, double glazed window to the front with blind, decorative wall, coved ceiling and ladder style towel rail/radiator.

Dining Room

With fireplace housing an electric fire with stone hearth and oak mantel and two double glazed windows to the front aspect.

Study

With double glazed window to the front aspect.

Lounge

Feature tiled floor, double glazed window to the side, coved ceiling, recessed spotlighting, feature inset gas fire, radiator and glazed panelled folding doors to the

Superb Conservatory/Garden Room

Double glazed windows, feature dome roof with recessed spotlighting, fitted blinds, double doors to the rear patio and garden, two radiators and folding doors to the

Luxury Kitchen/Breakfast Room

Fitted with a vast range of units, large island, 2 wine fridges, dishwasher, full length fridge and freezer, pyrolytic oven, fan assisted oven and microwave and warming drawer, induction 5-ring hob and door to the

Utility Room

Single drainer sink unit with worksurface and cupboards below, further storage cupboard, double glazed window to the side and doors to both the side and rear.

Spacious Gallery Landing

Window to front, space for furniture, hatch to loft space and a large airing cupboard.

Bedroom 1

Fitted wardrobes, double glazed window to rear and door to the **LARGE EN-SUITE BATHROOM** with roll top bath, shower cubicle with mains rainfall shower, glazed screen, twin wash hand-basins and fitted storage, chrome ladder-effect towel rail/radiator and window to the rear aspect.

Bedroom 2

Fitted wardrobes, window to front and door to the **EN-SUITE SHOWER ROOM** with corner shower cubicle with shower fitment, pedestal wash hand-basin and low flush WC.

Bedroom 3

Fitted wardrobes and double glazed window to the rear aspect.

Bedroom 4

With two double glazed windows to the front aspect.

Family Bathroom

Suite comprising roll top bath, walk-in shower, twin wash hand-basins and storage, chrome ladder style rail/radiator, double glazed window to the rear aspect.

Heated Swimming Pool

Located to the rear of the property and is a heated salt water pool with retractable cover and a retractable roof to provide all year round enjoyment. It has recently had a new liner, steps, heat exchanger and boiler providing low maintenance management.

Gardens & Parking

The property is approached via double gates with brick pillars which open onto a sweeping brick paved in-and-out semi circular drive providing ample parking. The private rear garden is mainly laid to lawn with a large paved patio area - perfect for entertaining, and is enclosed by wooden fencing, trees and shrubs to maintain privacy. The plot extends to 0.46 acres. The DETACHED DOUBLE GARAGE with up-and-over wooden electric door has power, light and ample overhead storage. There is an adjoining utility/storage room housing the swimming pool equipment and boiler. There is also a good size DETACHED GYM/HOME OFFICE with triple aspect windows, light and power.

Services

Mains water, electricity and gas are connected. Private drainage system. Telephone (subject to transfer regulations). Gas-fired central heating.

Outgoings

Council tax band G - payable 2024/25 £3835.82
Water - metered supply.

Money Laundering Regulations

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Viewing

Strictly by appointment through the Agent, Flint & Cook, Hereford (01432) 355455.

Directions

Proceed east out of Hereford City on the A4103 towards Worcester. Take the left hand turn signposted to Bromyard (A465). Follow the road and soon after the Cross Keys public house take the right hand turn next to the telephone box onto a private lane and Mulberry House is the 5th property on the right.

What3words - presuming.necks.drizzly



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



Ground Floor

Approx. 134.4 sq. metres (1462.1 sq. feet)



First Floor

Approx. 128.3 sq. metres (1381.3 sq. feet)





These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair and overall description of the property and do not constitute the whole or any part of an offer or contract. Any information contained herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any movable contents, fixtures and fittings, (whether wired or not) referred to in these property particulars (including any shown in the photographs) are, unless the particulars say otherwise, excluded from the sale. In the event that the buyer proposes to purchase any movable contents or include them in any offer for the property, the buyer cannot in any respect imply any such inclusion from the property particulars. Any areas, measurements or distances referred to herein are approximate only and may be subject to amendment. It should not be assumed that the property has all necessary planning, building regulation or other consents and these matters must be verified by an intending purchaser. The information in these particulars is given without responsibility on the part of the agents or their clients and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.