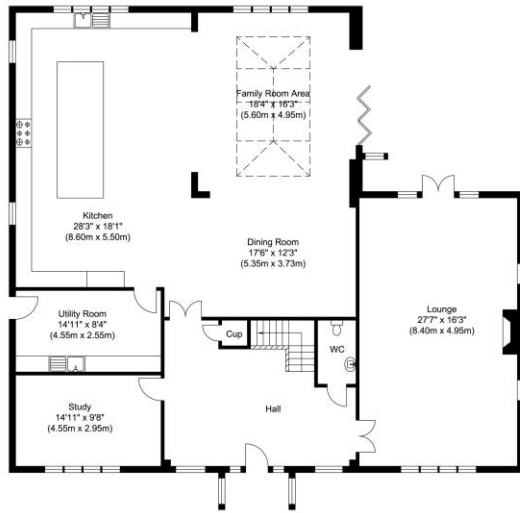




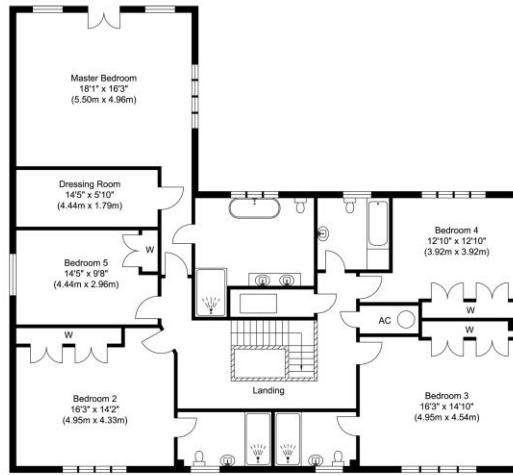
MULBERRY HOUSE, WOODYARD CLOSE, COLSTERWORTH, NG33 5JD

Mulberry House is a substantial stone new build residence now nearing completion, boasting a large plot, with a fenced paddock ideal for keeping horses or chickens and a detached triple garage with studio above which could make an ideal annexe / Air B&B if desired.

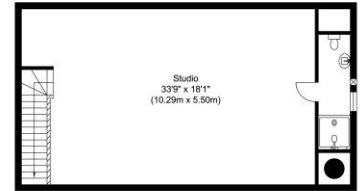
This impressive stone-built home boasts approximately 4830sqft of well-proportioned accommodation briefly comprising an entrance hallway, cloakroom, dual aspect living room with double doors onto terrace, study and the wow factor of the home - an impressive open plan dining kitchen with orangery / family room off with bifold doors onto terrace, separate utility room. The first floor offers a master suite with attractive open views, dressing room and ensuite bathroom with free-standing bath and his & hers sinks, bedrooms 2 & 3 both with ensuite shower rooms and bedrooms 4 & 5 both serviced by a main family bathroom.



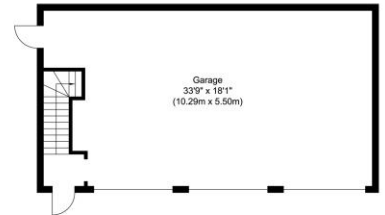
Ground Floor
Approximate Floor Area
2084.43 sq. ft
(193.65 sq. m)



First Floor
Approximate Floor Area
1762.91 sq. ft
(163.78 sq. m)



Garage First Floor
Approximate Floor Area
609.12 sq. ft
(56.59 sq. m)



Garage Ground Floor
Approximate Floor Area
609.12 sq. ft
(56.59 sq. m)

Illustration for identification purposes only, measurements are approximate, not to scale.

Moore V Ltd trading as Moores Estate Agents gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Moore V Ltd trading as Moores Estate Agents does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Moore V Ltd trading as Moores Estate Agents does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and we will try to have the information checked for you.