



Mulberry Bungalow, Park Lane, Queensbury, BD13 1QH

£410,000

- NEW BUILD FOUR/FIVE BEDROOM DETACHED PROPERTY
- PRIVATE GARDENS & DRIVEWAY FOR FOUR CARS
- LARGE 30' KITCHEN/DINING/LIVING SPACE
- SOLAR PANELS & ELECTRIC CAR CHARGE POINT
- WOODLAND SETTING
- EXCLUSIVE AND DESIRABLE LOCATION
- OFFERING A GOOD DEGREE OF PRIVACY
- FLEXIBLE LAYOUT OVER TWO FLOORS
- LUXURY KITCHEN & BATHROOMS
- ARRANGE YOUR VIEWING NOW

Mulberry Bungalow, Park Lane, BD13 1QH

Nestled in a desirable, little known hamlet off Park Lane, Queensbury, this NEW BUILD detached house is a stunning example of modern family living. Built by a reputable local builder, this architect-designed home offers a perfect blend of style, comfort, and privacy, accessed via a leafy woodland lane on to a gravel driveway.

Upon entering, you are greeted by an impressive flexible layout featuring two to three reception rooms, ideal for both entertaining guests and enjoying family time. The heart of the home is the well-appointed kitchen, which seamlessly connects to the 30' living and dining space, flooded with natural light and enjoying easy access to the private gardens.

This stunning property boasts four generously sized bedrooms, plus an office or fifth bedroom, providing ample space for family members or guests. Outside, the property offers a block paved driveway with parking for up to four vehicles and low maintenance gardens. The surrounding area provides a sense of privacy, allowing you to enjoy your outdoor space in peace. This stunning family home is perfect for those seeking a contemporary lifestyle in a select, tranquil setting.



Council Tax Band:



ENTRANCE HALL

21'6 x 4'3

LOUNGE

15'8 x 11'4

KITCHEN / DINING / LIVING SPACE

30'4 x 13'5

UTILITY ROOM

8'2 x 5'10

OFFICE / BEDROOM FIVE

9'7 x 8'2

BEDROOM FOUR

11'4 x 9'7

WC

FIRST FLOOR

BEDROOM ONE

13'5 x 12'0

DRESSING ROOM

9'0 x 6'4

ENSUITE

7'1 x 6'7

BEDROOM TWO

18'9 x 9'8

BEDROOM THREE

15'9 x 11'0

BATHROOM

8'10 x 7'2

EXTERNAL

To the front of the property is a block-paved driveway with easy parking for up to four cars, electric car charge point and a gate to the side of the house. To the side and rear is a well proportioned and fully enclosed garden area with a paved patio seating area, artificial grass and a high fence boundary.

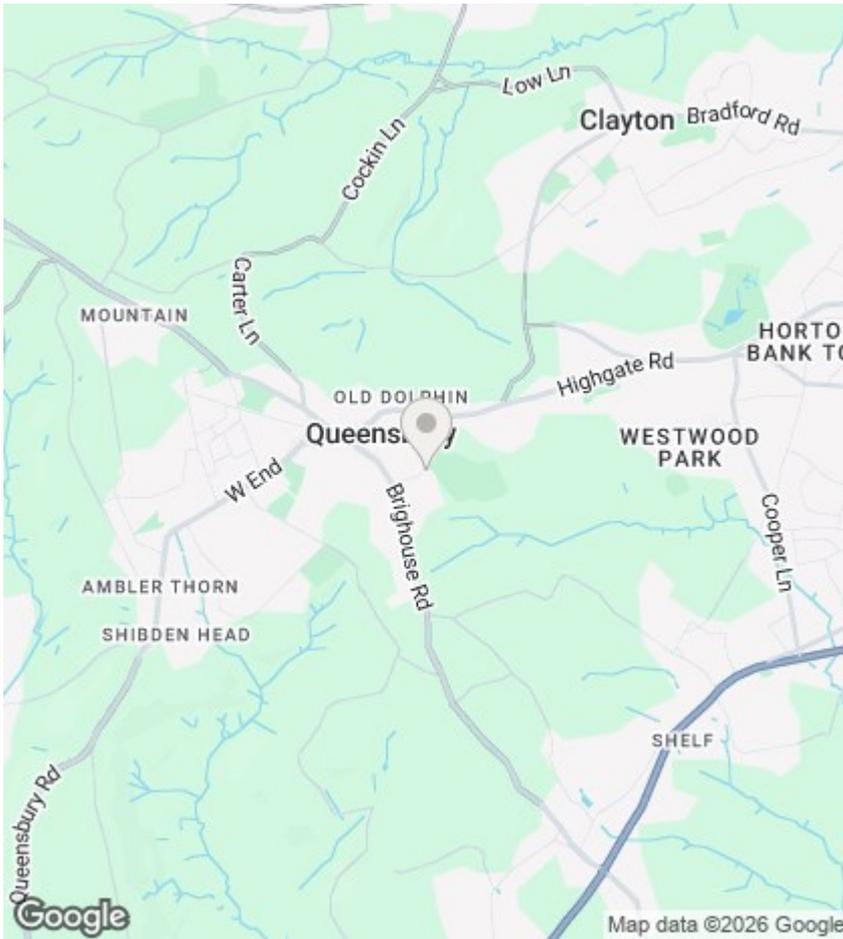
PLEASE NOTE

Please also see the neighbouring property we have for sale that is almost identical, but is slightly larger and comes with a garage. Priced at £450,000.

EPC & Floorplan to follow.







Directions

From Scarlet Heights, head down Park Lane. Take the first unmade track on your left, opposite Park House Nursing Home. Follow the track and take your first right signposted to Clouds Fern & Woodcutters Barn, the property will be found on your right.

Viewings

Viewings by arrangement only. Call 01274884040 to make an appointment.

EPC Rating:

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

