



Mulberry Cottage, Queens Road, Crowborough, East Sussex, TN6 1EL
Asking price £795,000

Banfield Estate Agents 

Banfield Estate Agents are delighted to present this immaculate, recently completed, 3/5 Bedroom family home finished to the highest of standards. The property is approached via electric gates leading to parking for 6-8 vehicle. Internally the property instantly has a feeling of space with large hallway, two reception rooms which could be used as bedrooms 4 and 5, lounge, large kitchen/dining/family room with bespoke units and bi folding doors to the garden, utility room and a downstairs shower room. To the first floor is a large master suite with large ensuite shower room, two double bedrooms and a family bathroom. To the rear of the property is a beautifully landscaped garden with two large seating areas, flat lawned area and barked play area, along with summer house which is currently used as a bar and large shed. To the front of the property is access to a large garage with electric up and over door. EPC = C

ENTRANCE HALL

Entered via a solid oak door inset to floor to ceiling glazing. Solid oak flooring, 2 radiators, stairs to first floor

LOUNGE

A beautiful light room with UPVC double glazed french door to rear garden, built in recess for TV, recess for visual and audio equipment, Decorative wall recess.

SITTING ROOM/BEDROOM FOUR

UPVC double glazed windows to front and side. Built in wall recesses for TV and storage, inset spot lights, radiator.

STUDY/BEDROOM FIVE

UPVC double glazed window to front, inset spot lights, radiator

KITCHEN/ DINING/ FAMILY ROOM

An impressive kitchen area with a range of high end bespoke wall and base units recently fitted by Eridge Kitchens comprising solid oak worktops with tiled splash backs, central island unit with breakfast area, two glazed display units, two wine fridges, wine rack and open shelving. Space for large free standing range cooker with stainless steel chimney style extractor above, white ceramic one-and-a-half bowl sink with drainer and chrome mixer tap, space and plumbing for large American style fridge freezer, fully integrated dishwasher. To the dining area is space for large table and chairs. To the far end of the kitchen is space for seating area. Large expanse of glazed bi folding doors to rear garden, large UPVC double glazed window to rear. Solid oak flooring throughout. TV point for wall mounted TV. Two radiators

UTILITY ROOM

A large utility room comprising a range of shaker style

units including tall storage unit and roll edge worktops, Space and plumbing for washing machine and tumble dryer, stainless steel sink with drainer with chrome mixer taps. UPVC double glazed window and door to side. Door to garage

DOWNSTAIRS SHOWER ROOM

Beautifully finished shower room comprising white suite with large shower cubicle with glazed doors and chrome fittings, low level WC with concealed cistern, bespoke vanity unit with oak top and feature designer counter top basin with chrome mixer tap. Half tiled walls, tiled floor, inset spot lights, underfloor heating. UPVC double glazed opaque window to rear. Chrome ladder style radiator

LANDING

A beautiful light and airy landing with large fixed skylight. Large airing cupboard with radiator.

MASTER BEDROOM

A large dual aspect room with two UPVC double glazed dormer windows to front and rear. Built in wardrobes, leading to further storage to eaves, built in shoe storage cupboard, recess for TV, Radiators

EN-SUITE

Beautifully finished shower room comprising white suite with large shower cubicle with glazed doors and chrome fittings, low level WC with concealed cistern, bespoke vanity unit with oak top and double feature designer counter top basin with chrome mixer tap. Half tiled walls, tiled floor, inset spot lights, underfloor heating. UPVC double glazed opaque dormer window to front. Chrome ladder style radiator

BEDROOM TWO

Double room with UPVC double glazed dormer window

to front. Space for drawers, Eaves storage. Radiator

BEDROOM THREE

Double room with UPVC double glazed dormer window to rear. Space for drawers, Eaves storage. Radiator

BATHROOM

Bright and spacious family bathroom fitted with white suite comprising panelled P shaped bath with shower over and glazed shower screen. Chrome fittings, low level WC with concealed cistern, bidet bespoke vanity unit with oak top and designer feature double counter top basin with chrome mixer tap. Half tiled walls, tiled floor, inset spot lights, underfloor heating. UPVC double glazed opaque dormer window to rear. Chrome ladder style radiator

OUTSIDE

REAR GARDEN

A beautifully landscaped West facing garden commencing with large Indian sandstone patio area with steps leading to additional raised seating area, with flat lawned area leading to barked play area. To the rear of the garden is a summer house with power and light currently used as a bar by the current owners, behind that is a large shed. There is outside sockets and tap to the rear garden. Side access, access to utility room and area for bin storage.

FRONT

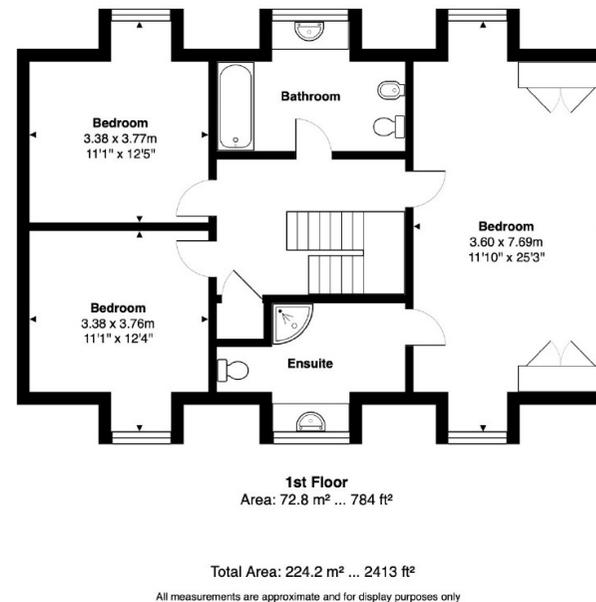
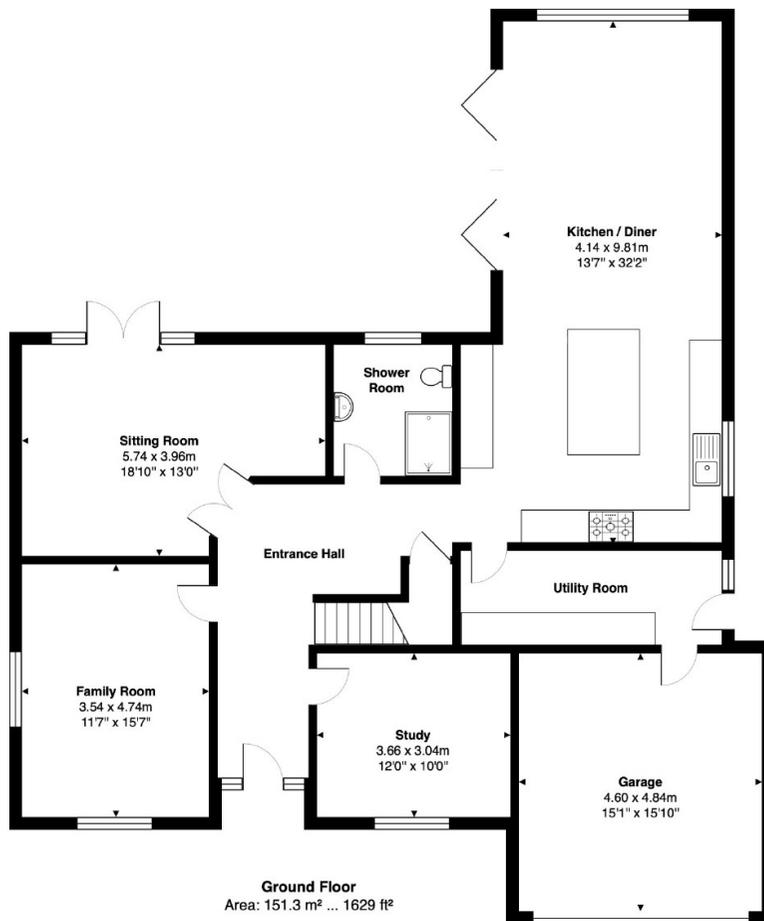
The property is approached via electric wooden gates with intercom system. Resin driveway providing parking for 6-8 vehicles, outside tap, established shrubs and hedging.

GARAGE

Large garage with electric up and over door, power and light, wall mounted boiler and mega flow hot water tank.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
73	80	72	78



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