



**Asking Price £220,000**

Positioned in a sought-after Woolwell cul-de-sac, this beautifully presented mid-terrace two-bedroom house is ideal for first-time buyers or young professionals seeking a stylish and ready-to-move-into home. The property benefits from gas central heating, uPVC double glazing, and a superb conservatory overlooking the south-facing rear garden. The layout includes a bright entrance hall, a contemporary kitchen with integrated oven and induction hob, and a spacious lounge with stairs rising to the first floor. The stunning conservatory adds valuable living space and opens directly onto a private garden with decked terrace and lawn—perfect for relaxing or entertaining. Upstairs, there are two double bedrooms, both with built-in wardrobes, and a sleek, modern bathroom fitted with rainfall shower over the bath. This home also benefits from off-road parking and a single garage located in an adjacent block.

With modern décor, clean lines, and a low-maintenance lifestyle on offer, this property provides an excellent opportunity in a well-regarded location just a short distance from Derriford, local amenities, and countryside walks.

## Mulberry Close, Woolwell, PL6 7SR

### Entrance Hall

A welcoming entrance hall with laminate flooring and access to both the kitchen and lounge. Fitted with a single radiator and ceiling light fitting.

### Kitchen

2.45m x 2.37m (8'0" x 7'9") – 5.81 sqm (63 sqft)

This stylish, modern kitchen is fitted with sleek base and eye-level units with rolled-edge worktops and tiled splashbacks. Integrated appliances include a built-in oven, induction hob with extractor, and an integrated washing machine. A stainless steel sink with mixer tap sits beneath a front-facing uPVC double glazed window. The gas combination boiler was newly installed in 2022 and has been relocated to the loft, creating additional kitchen space. Finished with laminate flooring and recessed ceiling spotlights.

### Lounge

5.12m x 3.64m (16'10" x 11'11") – 18.64 sqm (201 sqft)

A generously sized and bright reception room with stairs rising to the first floor and double doors opening into the conservatory. Features a single radiator, central ceiling light, and soft neutral carpeting.

### Conservatory

2.91m x 2.85m (9'7" x 9'4") – 8.29 sqm (89 sqft)

A fantastic addition to the living space, the uPVC double glazed conservatory enjoys garden views and opens via double doors to the timber decking. Stylish tiled flooring and pitched polycarbonate roof. Ideal for use as a dining or garden room.

### First Floor Landing

Carpeted landing providing access to both bedrooms, the bathroom, and loft hatch. Ceiling light.

### Bedroom One

3.59m (11'9") widening to 3.02m x 2.65m (8'8") – 9.51 sqm (102 sqft)

Spacious main bedroom with built-in wardrobe, uPVC double glazed window overlooking the rear garden, single radiator, and feature ceiling light fitting which will remain.

### Bedroom Two

3.27m x 2.11m (10'9" x 6'11") – 6.90 sqm (74 sqft)

A second double bedroom with front-facing uPVC double glazed window and single radiator. Previously housed the hot water tank, which was removed during renovations to create a more usable space. Ceiling light to be replaced.

### Bathroom

2.29m x 1.44m (7'6" x 4'9") – 3.30 sqm (35 sqft)

Stylish and fully tiled, the bathroom comprises a panelled bath with glass screen and rainfall shower over, low-level WC, and modern vanity unit with wash hand basin and chrome mixer tap. Chrome heated towel rail and obscure uPVC double glazed window to the front. Ceiling-mounted spotlights (to remain).

### Rear Garden

A well-enclosed rear garden with a southerly aspect. Timber decking from the conservatory leads down to a level lawn – a safe and sunny space ideal for entertaining or relaxing.

### Parking & Garage

Off-road parking for one vehicle is available directly in front of a single garage located in an adjacent block, ideal for additional parking or storage.

## Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	
(56-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

**Notice:** Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.



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**FULL SERVICE  
ESTATE AGENTS**

**NO SALE  
NO FEE**

