



**4 Mulberry Close, DN5 7TX**  
**£599,950 OffersInRegionOf**  
**Tenure Freehold**

- **DETACHED BUNGALOW**
- **MOVE-IN READY, INTERIOR DESIGNER FINISHES**
- **BI-FOLD DOORS AND DOUBLE ROOF LANTERN IN KITCHEN**
- **CUSWORTH VILLAGE LOCATION**
- **SUPER MODERNS**

Set within Cusworth Village's most sought-after location, this truly outstanding Grand Design bungalow offers an exceptional blend of architectural presence, luxury finishes and flexible living, with open views across the historic grounds of Cusworth Hall.

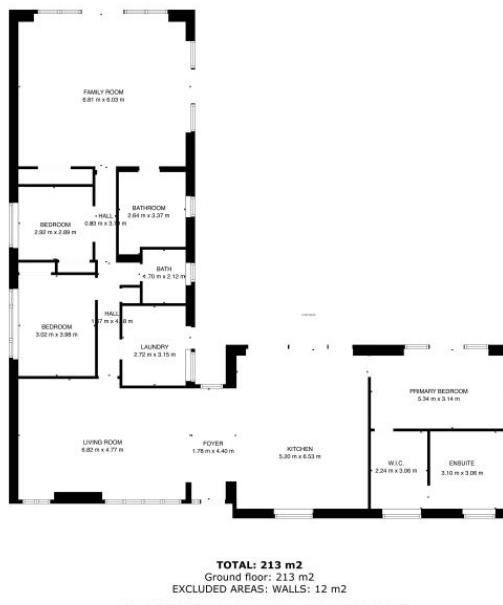
Designed to impress while remaining effortless to live in, the property provides three generous double bedrooms, together with a second lounge that can alternatively serve as a fourth bedroom, all arranged on one level. The home benefits from two beautifully appointed en-suite bathrooms, serving the principal bedroom and the optional fourth bedroom, in addition to a separate family bathroom, offering excellent flexibility for family living and guests alike.

From the moment you arrive, the attention to detail is evident. The home is framed by mature planting, a beautifully finished driveway and striking Chartwell Green finished windows, creating a refined and timeless aesthetic. Inside, natural light flows through the accommodation, enhancing the clean architectural lines and premium finishes found throughout. The open-plan kitchen, dining and living space is nothing short of spectacular. Bi-fold doors open fully onto the south-facing garden, creating a seamless connection between indoor and outdoor living. The statement Cambrian quartz island anchors the room, complemented by premium Miele and Neff appliances, a wine cooler, and twin lantern roof lights that elevate both light and atmosphere.

A separate lounge with parquet flooring provides a refined retreat, while the additional reception room—ideal as a second lounge or fourth bedroom—opens directly onto a large balcony. Elevated and perfectly positioned, the balcony enjoys breathtaking views across Cusworth Hall and its landscaped gardens, offering a remarkable setting for entertaining, hosting gatherings or simply enjoying the outlook.

The principal bedroom suite delivers a genuine sense of indulgence, with a walk-in wardrobe and a luxurious en-suite featuring underfloor heating, Porcelanosa tiling, double vanity units and a freestanding Luso stone bath. The second en-suite, serving the optional fourth bedroom, is finished to the same exceptional standard. Two further double bedrooms are beautifully appointed, one with direct access to the rear garden.

The separate family bathroom continues the same level of finish, with Italian wall and floor tiles, Porcelanosa fittings and sanitaryware imported from Italy, reinforcing the home's premium specification.



**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92- A)		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92- A)		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

**England & Wales**

EU Directive  
2002/91/EC

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