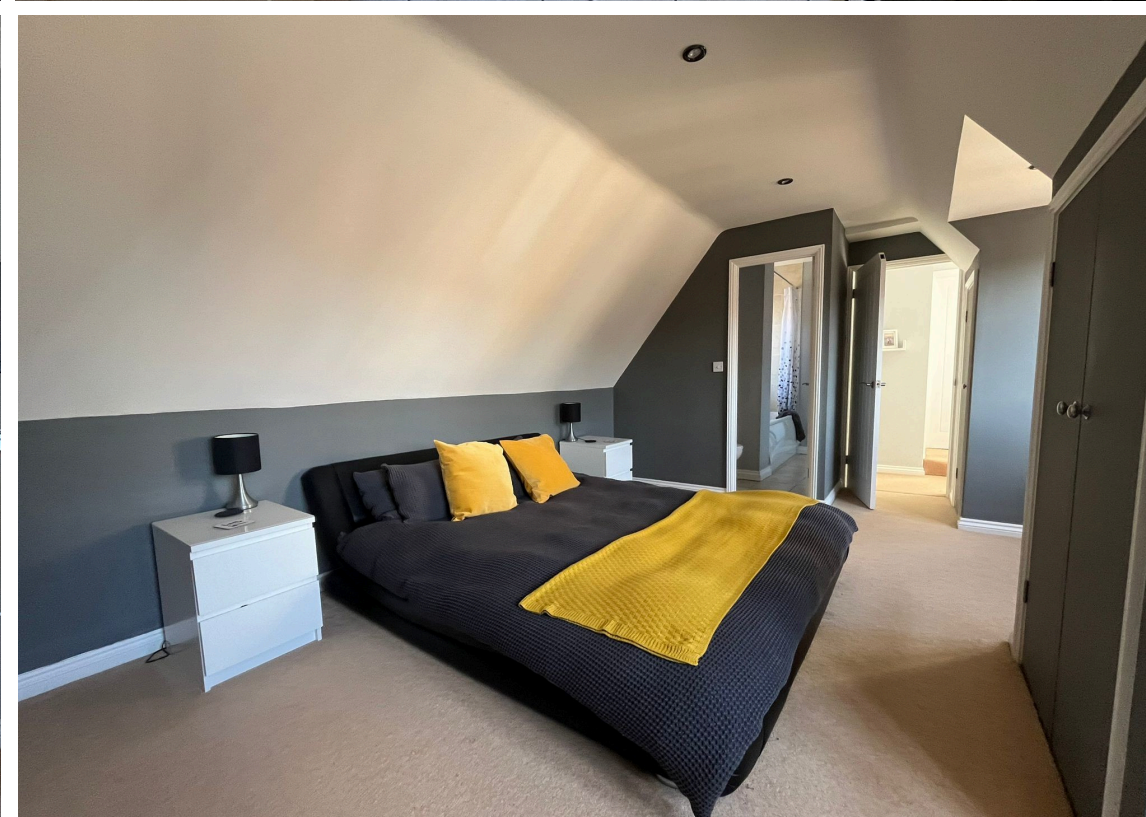
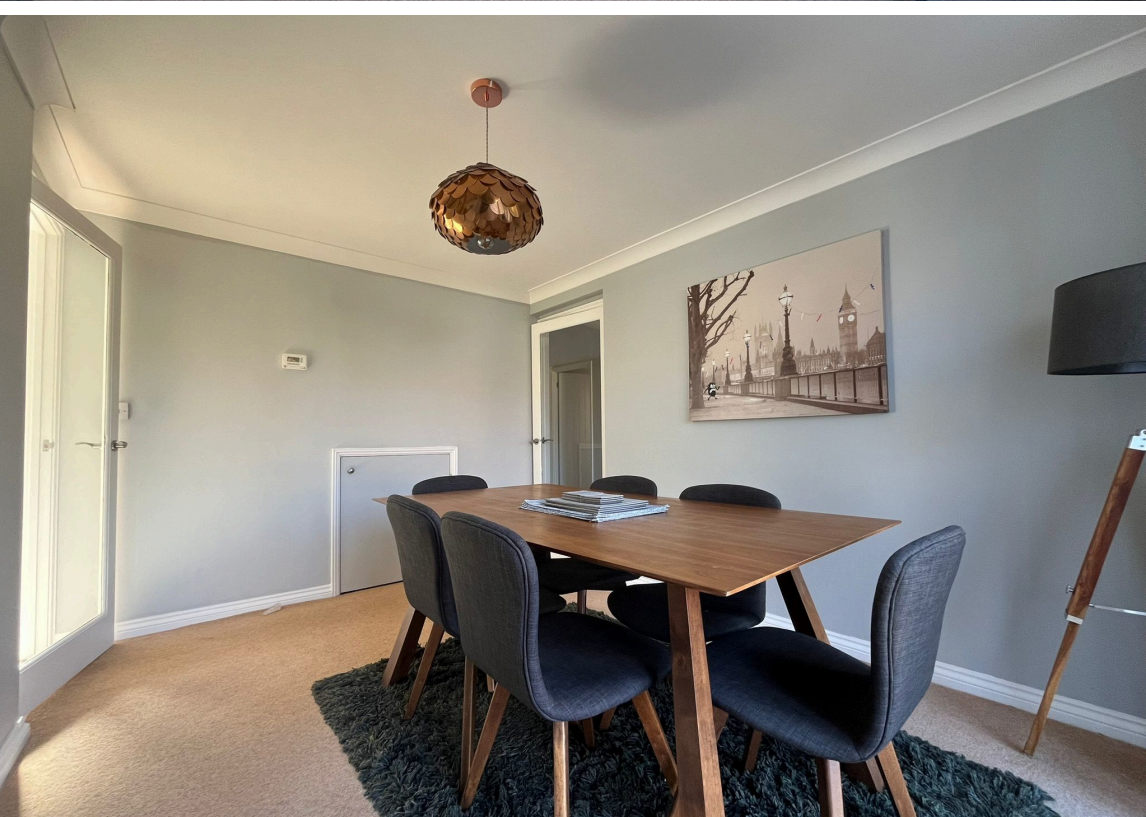




Mulberry Lea  
Upwell PE14 9AG

**BROWN & CO**







## Mulberry Lea, Upwell PE14 9AG

Substantial Detached House

Four Bedrooms

Integral Double Garage

Two En-Suite Bathrooms

Popular Village Location

Fully Enclosed Garden

Off-Road Parking for Multiple Vehicles

Quiet Cul-de-sac

Separate Sitting Room & Dining Room



### INTRODUCTION

Brown & Co are proud to offer a fantastic four bedroom, three bathroom detached family home with double garage which sits proudly on a quiet cul-de-sac in the heart of the village of Upwell.

### LOCATION

The village of Upwell, which has the Well Creek (River Nene Old Course) running through it, has a most relaxed atmosphere where narrow boats and pleasure canoes can be frequently seen passing through. The village is a popular choice for local people and newcomers to the area, partly due to the village's easy access to the larger towns of Downham Market and Wisbech as well as being within easy reach of two railway stations. Nearby, Downham Market, 8.2 miles, is a mainline station to Ely, Cambridge and London and Manea Station, 9.5 miles, has frequent trains to Peterborough station where national services depart.

### THE PROPERTY

A wonderfully presented and spacious modern detached house which must be seen to be fully appreciated. As you enter the property into the light and airy reception hallway, you can appreciate the fantastic levels of finish and stylish decor. From the entrance hallway you can access the study at the front of the house, the spacious living room with a beautiful curved bay

window and views over the rear garden and separate dining room which has sliding doors to the garden. From the dining room you can access the good sized kitchen. Internal access to the double garage can be found off the kitchen and the ground floor is finished by a downstairs wc.

As you ascend the stairs to the upstairs landing, you will find four good sized bedrooms, two of which have en-suite bathrooms and all of the bedrooms have storage. The main bedroom is an impressive size with an en-suite bathroom, dormer windows flooding the room with light and ample storage. The upstairs is completed by a family bathroom.

To the rear is a delightful enclosed rear garden mainly laid to lawn with a patio area and a further seating area to the rear of the garden which is mature with trees and shingled area.

The front of the property has a brick paved driveway with off road parking for multiple vehicles and access to the garage.

### SERVICES

Mains water, drainage and electricity are connected. Heating is electric air source. None of these services or appliances have been tested by the agent.

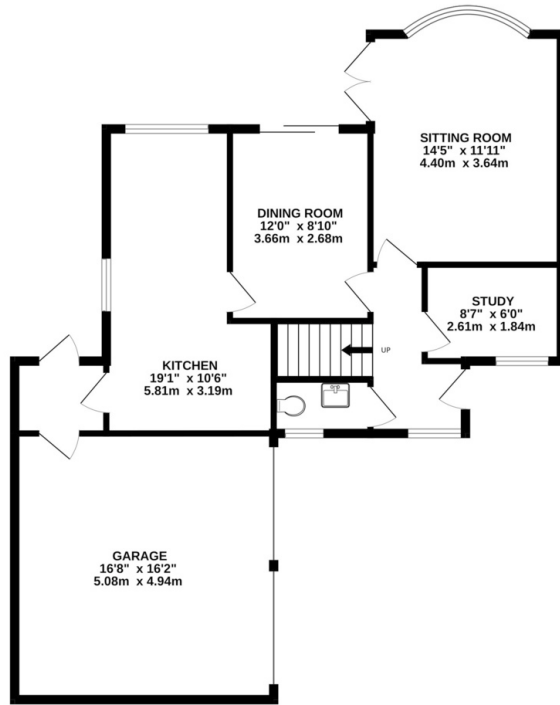
### VIEWING PROCEDURE

Viewing of this property is strongly recommended. If you would like to view the property, please contact a member of the agency team on 01553 770771 / [kingslynn@brown-co.com](mailto:kingslynn@brown-co.com)

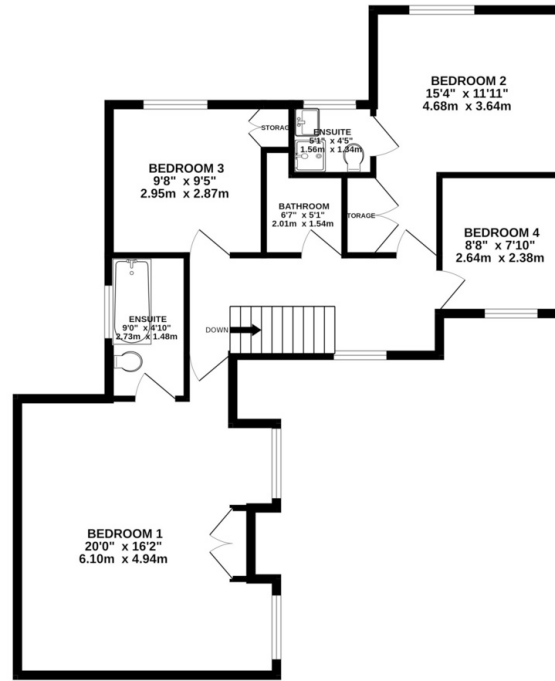
### BUYER IDENTITY CHECK

Please note that prior to acceptance of any offer Brown&Co are required to verify the identity of the buyer to comply with the requirements of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulation 2017. Further, when a property is for sale by tender an I.D check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.

GROUND FLOOR  
890 sq.ft. (82.7 sq.m.) approx.



1ST FLOOR  
787 sq.ft. (73.1 sq.m.) approx.



TOTAL FLOOR AREA : 1677 sq.ft. (155.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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## IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. Particulars Dated

**Brown&Co**

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**BROWN & CO**

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