

## 27b Whalley Road, Wilpshire

£440,000 Freehold

Luxurious five bedroom semi-detached house in sought-after Wilpshire. Modern interiors, spacious garden, driveway, and garage. Prime location with excellent amenities. Perfect blend of comfort and style.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





**\*\*SUPERB FIVE BEDROOM SEMI-DETACHED HOUSE WITH GENEROUS GARDEN AND DRIVEWAY PARKING IN SOUGHT-AFTER WILPSHIRE\*\***

Step into luxury with this magnificent 5-bedroom semi-detached house located in the desirable location of Wilpshire. Boasting a modern neutral decor throughout, this spacious family home is spread over three floors and offers a lifestyle of comfort and elegance.

The ground floor welcomes you with a lounge diner featuring patio doors, creating a seamless flow to the outdoors. The large kitchen living space is perfect for family living with views over the garden and French doors inviting natural light to flood the space. The kitchen features ample storage in the form of wall and base units with marble work surfaces, plentiful integrated appliances, and Karndene flooring that adds a touch of sophistication to the heart of the home. A generous utility room, convenient downstairs WC and access to the integral garage complete this level, offering practicality paired with style.

Ascend to the first floor, where you'll find four generous bedrooms, ideal for family or guests, each fitted with bespoke fitted furniture. The family bathroom exudes a sense of relaxation and indulgence, providing a lovely retreat after a long day.

Continue to the second floor, where the exceptionally large master bedroom awaits with plentiful under eave storage and a shower room, offering a private sanctuary within your own home.

Outside, the rear south-facing garden beckons with its lush lawn, mature planting, raised patio for al fresco dining, and a large shed for storage or hobbies. To the front of this gorgeous home an extensive driveway for up to six vehicles leads to the integral garage, ensuring parking is never a hassle, sits along side a good sized front garden with lawn, plants and shrubs.

This freehold property, council tax band D, not on a water metre, promises versatility and potential for customisation to fit your unique lifestyle. With its prime location in Wilpshire, close to amenities and transport links, this home offers the perfect blend of comfort, style, and convenience.



**Hallway**

Kardene flooring, uPVC double glazed front door, stairs to first floor

**Lounge Diner**

Kardene flooring, uPVC double glazed patio doors and window, ceiling coving, panel radiator x 2.

**Kitchen Living**

Range of wall and base units with solid granite work surfaces, 1 1/2 sink, integral Neff electric oven, combi microwave oven, warming drawer induction hob with extractor fan, fridge freezer, dishwasher. Breakfast bar, ceiling spots, uPVC double glazed window and French doors, Velux x 2.

**Utility Room**

Range of fitted units with contrasting work surfaces, plumbed for washing machine, space for tumble dryer, ceiling spots, uPVC double glazed window and door into rear garden, panel radiator.

**Wc**

Two piece in white, Kardene flooring, uPVC double glazed frosted window, ceiling spots, heated towel radiator.

**Landing**

Carpet flooring spindle ballustrade, stairs to second floor, storage cupboard, uPVC double glazed window, panel radiator.

**Bedroom Two**

Carpet flooring, fitted furniture, uPVC double glazed window, panel radiator.

**Bedroom Three**

Carpet flooring, fitted furniture, uPVC double glazed window, panel radiator.

**Bedroom Four**

Carpet flooring, fitted furniture, uPVC double glazed window, panel radiator.

**Bedroom Five**

Carpet flooring, fitted office furniture, uPVC double glazed window, panel radiator.

**Bathroom**

Three piece in white with mains fed shower over bath tiled floor to ceiling, tiled flooring, uPVC double glazed frosted window x 2

**Landing 2**

Carpet flooring, ceiling spots.

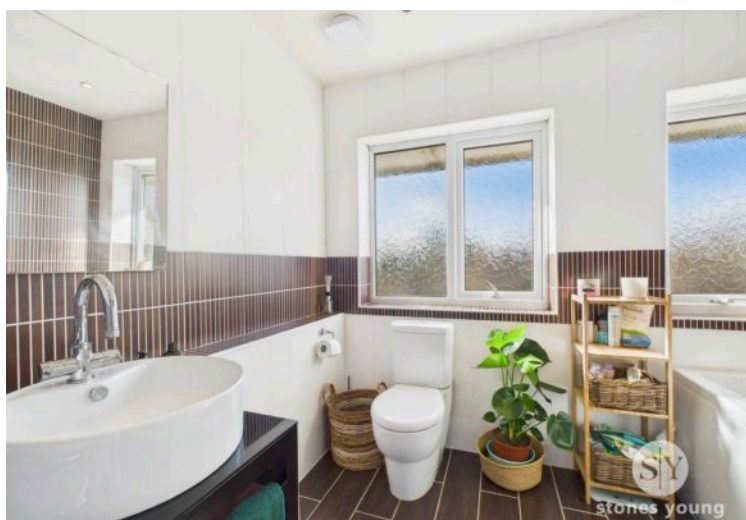
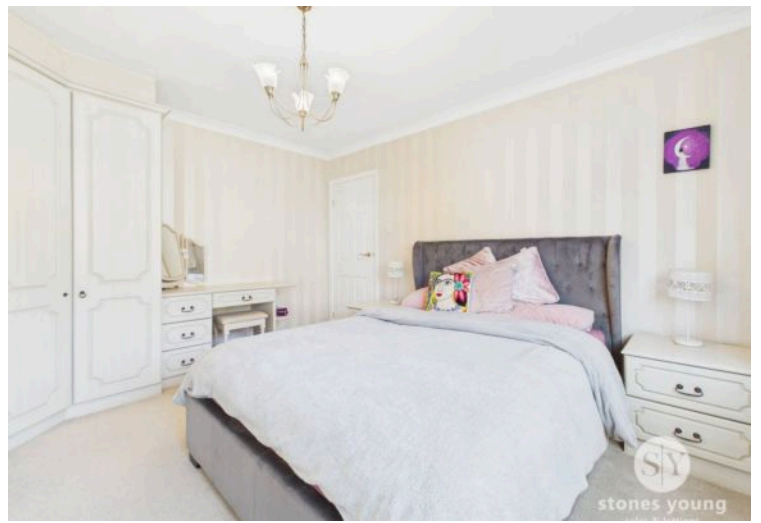
**Master Bedroom**

Carpet flooring, velux window x 2, ceiling spots, panel radiator, under eave storage.

**Bathroom 2**

Three piece in white with shower enclosure with mains fed shower, tiled splashbacks, tiled flooring, uPVC double glazed frosted window, heated towel radiator.



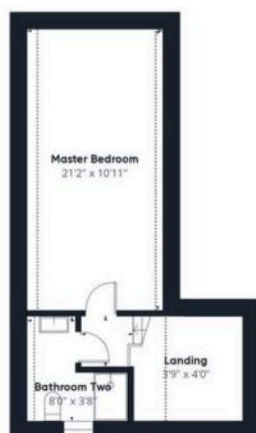




Floor 0



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

1904.8 ft<sup>2</sup>

Reduced headroom

40.2 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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