



Wiggins Green, Helions Bumpstead

Offers Over £500,000

LEE WILKINSON

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Lee Wilkinson Estate Agents are pleased to offer for sale this superb 3-4 bedroom semi detached home, set in a superb elevated position with views over countryside to all aspects. The property has the potential to be sold with no onward chain. The main living area of the property is part of the extension and has an open plan feel, creating a lovely social space for all the family to enjoy. The current owners utilise the additional room downstairs as a guest bedroom, however, this could easily be used as another reception room should new owners wish. Upstairs, the master bedroom suite is a spacious well lit room, with double doors leading to Juliette balcony, and a good sized ensuite. Outside the front of the property benefits from plenty of off road, driveway parking, and a lovely, private rear garden, with large storage shed and low level fence to make the most of superb views.

Property Ref; LW0712





Part glazed entrance door leading into;

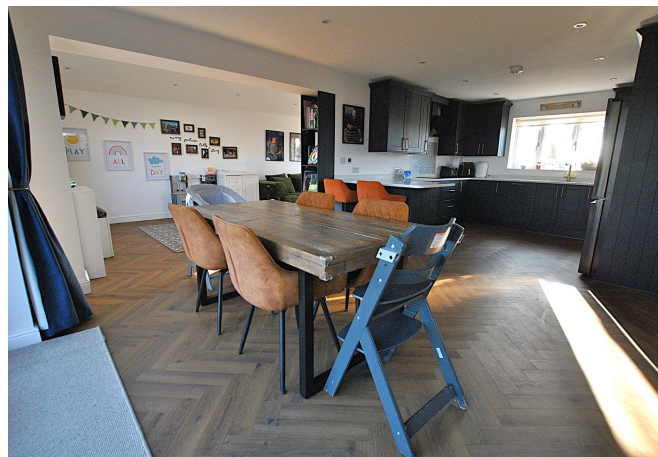
Porch

1.18m x 2.27m (3'10" x 7'5")

Windows to front and both side aspects. Built in bench seating to either side with shoe storage under. Half height wood panelling and opening through to;

Entrance Hall

A lovely welcoming room, with plenty of space and a light, airy feel. Built in corner storage cupboard, plus additional secondary storage cupboard. Stairs to first floor and window to front aspect. Doors leading through to;





Kitchen/Dining/Sitting Room

6.68m max x 8.2m max (21'10" x 26'10")

A simply stunning family space, providing open plan living space, but still with a feeling of room separation. The kitchen/dining area, is fitted with a range of modern coloured shaker style wall and base units with complimentary Quartz worksurface and upstand over, and acrylic sink inset with boiling water mixer tap over. Oven with separate microwave/oven combi, and four ring induction hob, with extractor over. Space for American style fridge/freezer. Integral water softener and dishwasher. Breakfast bar seating area, as well as space for a large family dining table, as well as a comfy seating area, making this particular good for social gatherings, with the added benefit of bi-fold doors leading to the garden patio area. The sitting room uses a media wall to divide itself from the kitchen, which also has a fitted electric flame effect low level fire. The other half of this space is currently utilises as a playroom space. Windows to front, rear and side aspects and LVT flooring throughout.



Utility Room

2.75m x 1.73m (9'0" x 5'8")

Fitted with wall and base units to compliment the kitchen, with Quartz worktop over and stainless steel sink inset with shower spray flexi tap over. Space and plumbing for washing machine and separate dryer. Part tiled walls, heated towel rail and wood effect flooring. Glazed door onto rear garden patio area, and door through to;

Cloakroom

2.26m x 0.86m (7'4" x 2'9")

W/C and counter top wash basin with waterfall mixer tap over. Wood effect flooring



Bedroom 4/Snug

4.6m max x 3.34m max (15'1" x 10'11")

Utilised by the current owners as a guest bedroom, however this room has numerous potential uses for new owners. Brick fireplace with tiled hearth and wood burning stove inset. Windows to both front and rear aspects, with half height wood panelling to some walls.

1st Floor Landing

Access to loft space, window to rear aspect bringing in plenty of natural light. Doors through to;

Master Bedroom Suite

7.27m max x 4.58m max (23'10" x 15'0")

A generously spacious room with double doors to Juliette balcony, with two side window panels. Two Velux roof windows bringing in even more light. Walk in dressing/wardrobe space, and door through to;





Ensuite

2.74m x 2.24m (8'11" x 7'4")

Fitted with a three piece suite comprising walk in shower, W/C with concealed cistern, and counter top wash basin set onto a vanity unit with mixer tap over. Electric shaver point and heated, illuminated wall mirror. Modern heated towel rail, tiled floor and part tiled walls. Obscured window to front aspect.

Bedroom 2

3.37m x 2.85m (11'0" x 9'4")

Window to front aspect with great views over countryside.



Bedroom 3

2.38m x 3.35m (7'9" x 10'11")

Window to front aspect. Walk in storage cupboard/wardrobe. Half height wood panel effect walls.

Bathroom

2.11m x 2.41m (6'11" x 7'10")

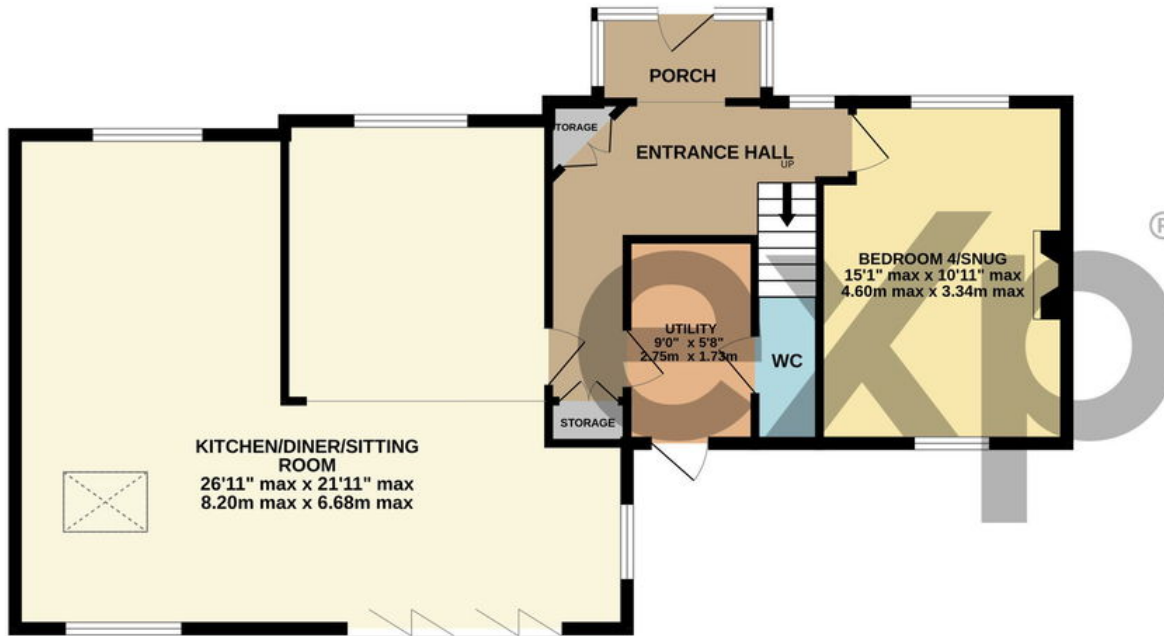
Three piece suite comprising W/C, Large wash basin set on vanity unit with storage under, and panelled bath with multi head, thermostatic shower over and a fitted glass shower screen. Low level heated towel rail and illuminated mirror with electric shaver point. Tiled floor and part tiled walls. Obscured window to rear aspect.



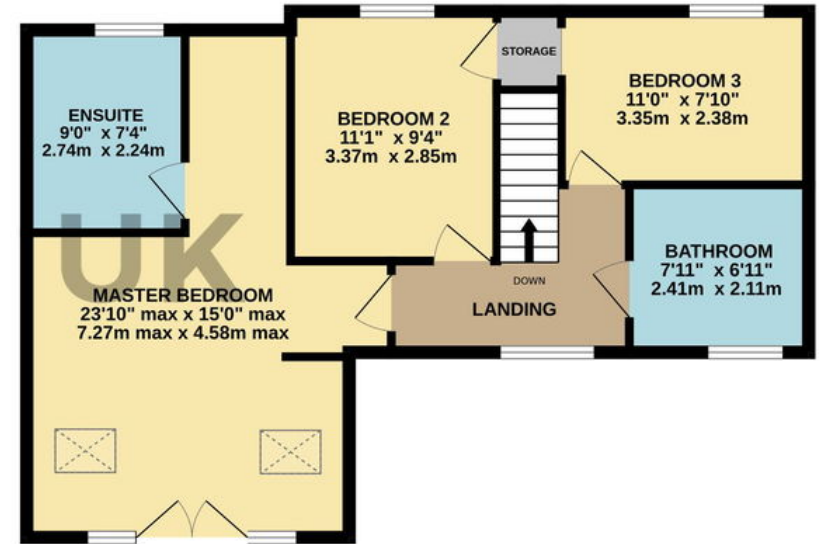
Outside

The front of the property is laid to shingle driveway providing off road parking for numerous vehicles, with access through a wooden five bar gate. The garden is enclosed by mature hedging. Access to side of property through wooden gate. The rear garden benefits from a modern paved patio area adjoining the property with the remainder of the garden laid to lawn and barked play area, with mature borders to either side. Large timber storage shed and low level wooden fencing to the rear of the garden, making the most of the countryside views beyond the garden.

GROUND FLOOR
923 sq.ft. (85.7 sq.m.) approx.



1ST FLOOR
629 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA : 1552 sq.ft. (144.2 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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