



**Mount Crescent,
Winterbourne, BS36 1HL**

**PRICE: Offers In
Excess Of £400,000**

Property Features

- Extended Semi Detached House
- Four Bedrooms
- Cloakroom
- Utility Room
- 21' Kitchen/Dining/Family Room
- En-Suite Wetroom
- Gas Central Heating
- Cul-De-Sac Location
- Beautifully Presented
- No Onward Chain

Full Description

Entrance Hall

Double glazed window to the side, tiled flooring, stairs rising to the first floor landing, coved ceiling, smoke detector.

Cloakroom

Double glazed window to the front, low level w.c, wall mounted wash hand basin, tiled splash-backs, ceiling spot lighting, coved ceiling, heated towel rail, tiled flooring.

Utility Room

7'8 x 5'7 (2.34m x 1.70m)

Double glazed obscure window to the side, fitted with a range of wall and base units with roll edge work-surfaces over, stainless steel single drainer sink unit with mixer tap over, tiled splash-backs, space for washing machine, space for tumble dryer, wall mounted boiler, tiled flooring.

Living Room

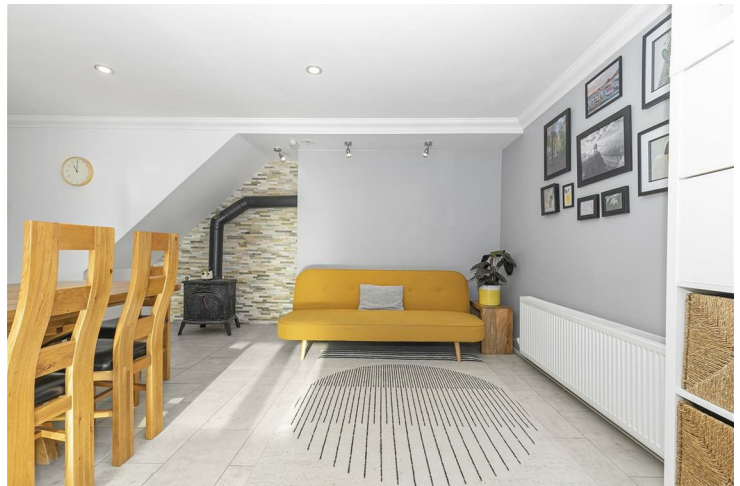
17 x 11'6 (5.18m x 3.51m)

Double glazed window to the front, coved ceiling, feature fireplace with wood burner, laminate flooring, television point.

Kitchen/Dining/Family Room

21'3 x 20'9 (6.48m x 6.32m)

Double glazed window to the rear, double glazed tri-fold doors to the rear, fitted with a range of modern wall and base units with roll edge work-surfaces over, two integrated ovens, induction hobs above and gas hob with extractor over, integrated microwave, space for dishwasher, space for 'American' style fridge/freezer, one and a half bowl stainless steel sink unit with mixer tap over, integrated fridge, tiled splash-backs, ceiling spot lighting, coved ceiling, feature stove, tiled flooring, space for dining table.



Landing

Access to the loft space (part boarded with ladder), coved and textured ceiling.

Bedroom One

15'6 x 10'2 (4.72m x 3.10m)

Double glazed window to the front, radiator, laminate flooring, fitted wardrobes with hanging space and shelving, television point.



En-Suite Wet Room

Double glazed Velux window to the side, low level w.c., walk in shower area with shower over, vanity wash hand basin, heated towel rail, ceiling spot lighting, extractor.

Bedroom Two

11'11 x 11'8 (3.63m x 3.56m)

Double glazed window to the rear, coved ceiling, laminate flooring, radiator.

Bedroom Three

10'7 x 9'1 (3.23m x 2.77m)

Double glazed window to the front, radiator, laminate flooring, coved ceiling, smoke detector.

Bedroom Four

11'7 x 6 (3.53m x 1.83m)

Double glazed window to the rear, laminate flooring, coved ceiling.



Bathroom

Panelled bath with shower over, low level WC, wall mounted wash hand basin, fully tiled, coved ceiling, extractor.

Rear Garden

Paved patio area with fixed glass canopy over, lawned area, side access, tap, planted borders, door to outside workshop.



Workshop

Power and lighting, window to the front, feature stove, outlet providing water.

Front

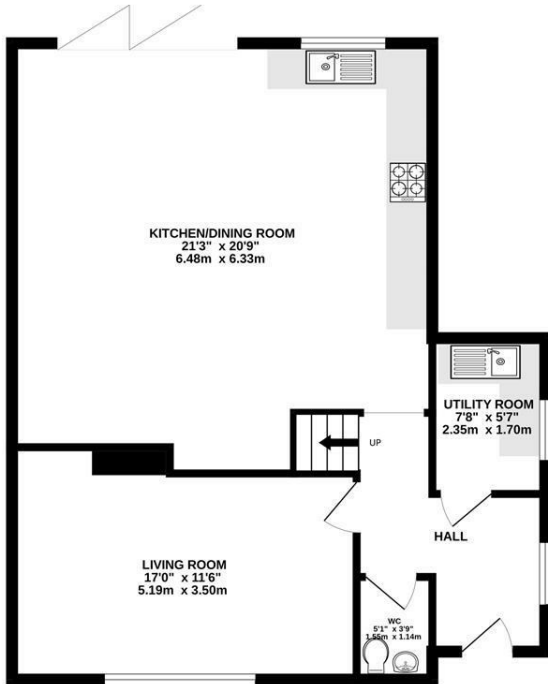
Hard standing and slate gravelled area providing off street parking, side access, planted border.



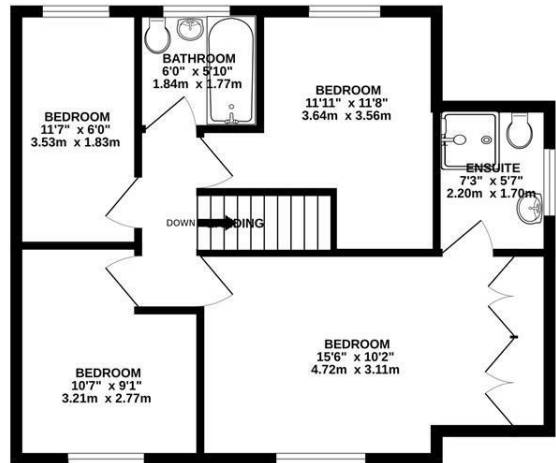
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		73	85
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
735 sq.ft. (68.3 sq.m.) approx.



1ST FLOOR
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA : 1284 sq.ft. (119.3 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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