



All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		67	80
(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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Mayfair Crescent, Wilpshire, BB1 9PY

£275,000

A BEAUTIFUL THREE-BED BUNGALOW

Nestled in the charming Mayfair Crescent of Wilpshire, this semi-detached bungalow is a true gem waiting to be discovered. Boasting 947 sq ft of living space, this property offers a unique layout that effortlessly guides you through its inviting interiors.

As you step inside, you'll be greeted by an abundance of natural light that floods the home, creating a warm and welcoming atmosphere. The third bedroom, versatile in its design, opens up a world of possibilities for its use, whether as a guest room, home office, or a cozy reading nook.

One of the highlights of this bungalow is its idyllic garden to the rear, a tranquil oasis where you can unwind and enjoy the outdoors in the comfort of your own home. The well-maintained property also features a beautiful kitchen at the heart of the home, perfect for whipping up delicious meals and entertaining guests.

With its charming character and thoughtful design, this bungalow in Wilpshire is a rare find that offers both comfort and style. Don't miss the opportunity to make this delightful property your own and experience the best of British living in this desirable location.

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Mayfair Crescent, Wilpshire, BB1 9PY

£275,000



- Tenure Freehold
- Off Road Parking With Drive For Numerous Vehicles
- Stunning Contemporary Fitted Kitchen
- Ideal Home For A Small Family Or Couple Wishing To Downsize

- Council Tax Band C
- Semi Detached Bungalow
- Envious Spacious Enclosed Rear Garden

- EPC Rating TBC
- Three Bedrooms
- Viewing Essential

Ground Floor

Entrance

Aluminium double glazed frosted door with aluminium frosted glass window to porch.

Porch

9'7 x 3'11 (2.92m x 1.19m)

Door to a cloakroom, door to reception room and tiled floor.

Reception Room

16'6 x 11'10 (5.03m x 3.61m)

Aluminium double glazed window, central heating radiator, electric fire with a marble effect surround, television point, coving, open access leading to bedroom three, door to bedroom one and door to the inner hall.

Bedroom One

13'5 x 12'2 (4.09m x 3.71m)

UPVC double glazed sliding door to the rear garden and central heating radiator.

Bedroom Three

9'7 x 8'3 (2.92m x 2.51m)

Opening leading to bedroom three has a central heating radiator and spotlights. UPVC double glazed window, central heating radiator, spotlights, open access to a walk in wardrobe with spotlights.

Inner Hall

6'3 x 3'3 (1.91m x 0.99m)

Smoke alarm, loft access, doors to kitchen, dining room, bathroom, bedroom two and oak effect laminate flooring.

Bedroom Two

9'7 x 8'10 (2.92m x 2.69m)

UPVC double glazed window, central heating radiator and oak effect laminate flooring.

Shower Room

6'3 x 5'11 (1.91m x 1.80m)

UPVC double glazed frosted window, central heating towel rail, dual flush WC, vanity top wash basin with mixer tap, shower enclosure, tiled elevation, extractor fan, spotlights, PVC clad to ceiling and tiled effect vinyl flooring.

Dining Room

13'5 x 7'11 (4.09m x 2.41m)

Open access to the garden room, central heating radiator and wood floor.

Garden Room

12'3 x 9'9 (3.73m x 2.97m)

Open access to kitchen, UPVC double glazed windows, UPVC double glazed French doors to the rear garden and oak effect laminate flooring.

Kitchen

21'2 x 9'7 (6.45m x 2.92m)

UPVC double glazed window, central heating radiator, range of wall and base units, marble effect work tops, ceramic one an a half sink and drainer with mixer tap, five ring induction hob with extractor fan, integrated double oven, integrated microwave, integrated fridge and freezer, pantry, integrated dish washer, plumbed for a washing machine, breakfast bar, tiled splash backs, PVC to ceiling, spotlights, smoke alarm and oak effect laminate flooring.

External

Rear

Paved patios, laid to lawn garden, bedding areas, slate chipping, pond and shed.

Front

Block paved driveway for numerous vehicles, bedding areas, laid to lawn area and stone chippings.

