

1 Church Close, Wymington, North Bedfordshire, NN10 9FG



Offers in the region of £475,000 Freehold

A simply stunning and spacious, executive, modern, detached home, originally constructed by McCann Homes, with an internal viewing necessary to appreciate the space and condition provided throughout. Situated occupying a corner plot in the sought after North Bedfordshire village location of Wymington, within the Sharnbrook and Harrold schools catchment area.



Location

Church Close can be found off Church Lane which in turn can be found off Wymington Lane. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

E.

Energy Rating

Energy Efficiency Rating - C70

Certificate number - 9903-9214-6002-1975-0506

Accommodation

Ground Floor

Entrance Hall

Spacious, with a hi gloss tiled flooring (running through into the dining room and kitchen, perfect for family time and entertaining).

Ground Floor Cloakroom / WC

Refitted in 2022.

Lounge

18'7" x 11'3" (5.67m x 3.44m)

Fireplace with multi-fuel burner. Bi-fold doors to rear garden.

Study

6'10" x 9'2" (2.08m x 2.80m)

Dining Room

10'11" x 8'4" (3.32m x 2.55m)

Open-plan to kitchen.

Kitchen

18'4" x 7'8" (5.58m x 2.33m)

Worcester Bosch gas fired boiler, installed in 2014, approx. Regularly serviced. Fitted appliances including washing machine. Dishwasher. 5 ring gas hob. Extractor. Electric microwave oven and grill. Electric oven and grill.

First Floor

Landing

Access to large loft space. Airing cupboard housing hot water cylinder. A spacious landing with feature window.

Bedroom 1

12'6" x 11'3" (3.82m x 3.44m)

Minimum measurement, plus door recess, plus built in wardrobes.

En-suite Shower Room / WC

Refitted in 2022.

Bedroom 2

8'10" x 11'2" (2.69m x 3.41m)

Bedroom 3

11'1" x 9'4" (3.38m x 2.84m)

Maximum measurement.

Bedroom 4

9'1" x 7'10" (2.78m x 2.38m)

Bathroom / WC

Refitted in 2021/2022.

Outside

Front

Corner plot. Landscaped front and side gardens. Side gated access to either side of property.

Rear

Rear Garden

A lovely rear garden, being landscaped, with various sitting out areas. Two awnings. Outside lighting. Gated rear access to double garage and parking.

Double Garage

17'7" x 16'7" (5.38m x 5.07m)

Maximum measurement.

Situated at the rear of the property with OFF ROAD PARKING FOR TWO VEHICLES to the fore of the garage. The double garage is of a good size with two single up and over doors to front. Power and light connected. Boarded storage within the roof space, ideal for much storage. Personal door to side of double garage, to rear garden. (The double garage is of an open plan nature, ie., there is no central dividing wall). EV charging point.

Agents Note

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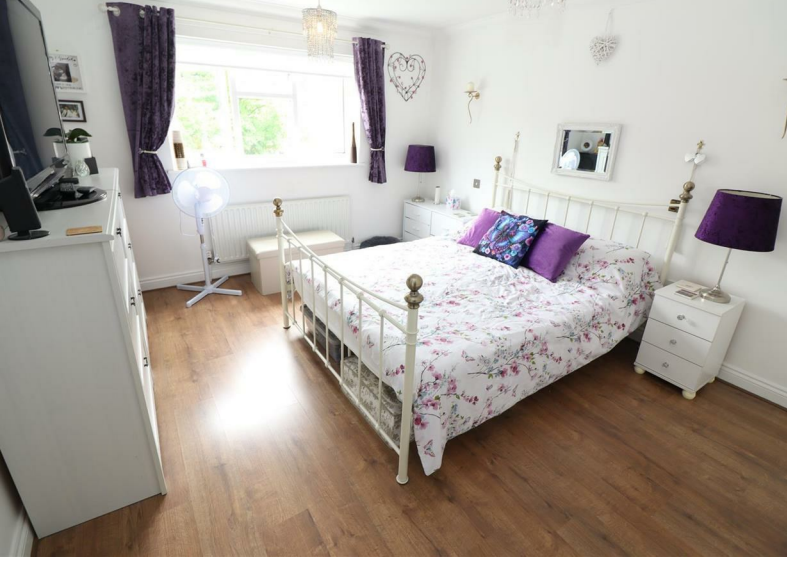
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).

Floorplans

Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

Disclaimer

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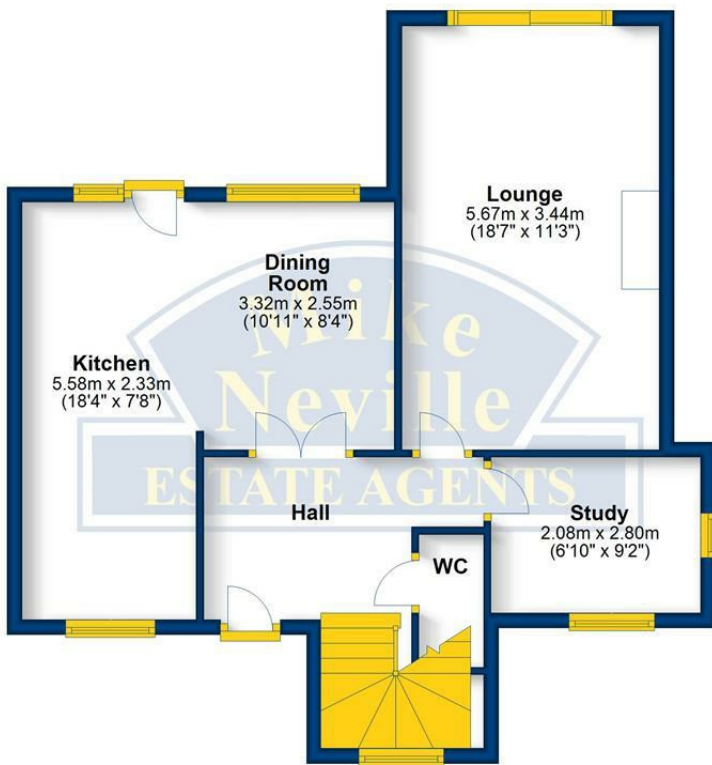


- Four Good Size Bedrooms
- Refitted Family Bathroom/WC
- Refitted Ground Floor Cloakroom/WC
 - Very Good Size Lounge
- Detached Double Garage & Driveway Parking, Plus a Lovely Rear Garden

- Refitted En-Suite Shower Room/WC to Master Bedroom
- Spacious Entrance Hall
 - Study
- Refitted, Open-Plan Kitchen/Dining Room
 - Energy Efficiency Rating - C70

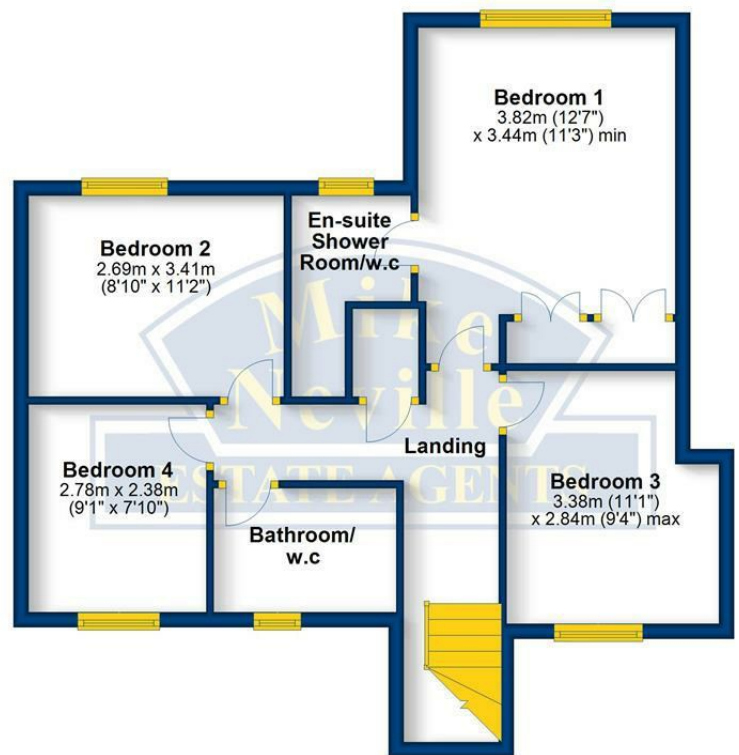
Ground Floor

Approx. 60.3 sq. metres (649.2 sq. feet)



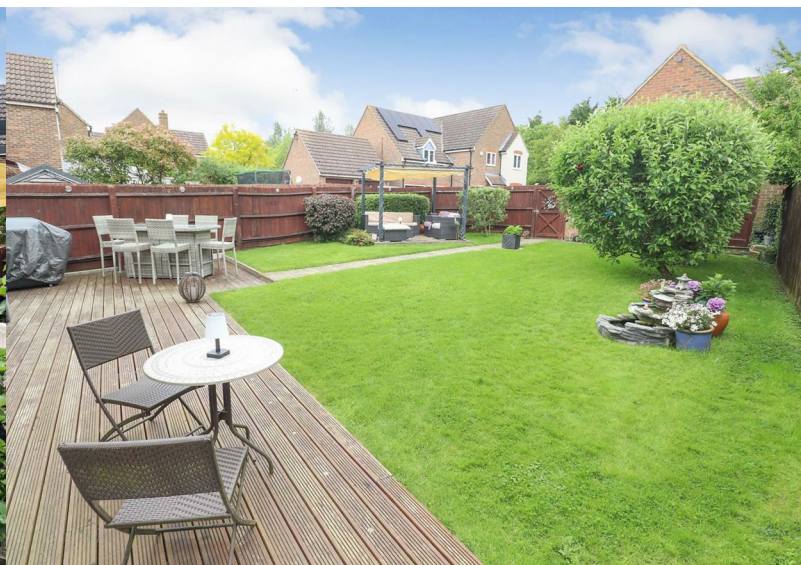
First Floor

Approx. 59.7 sq. metres (642.1 sq. feet)



Total area: approx. 120.0 sq. metres (1291.3 sq. feet)







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