



Victoria Close, Wrestlingworth, SG19 2EF  
£450,000

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LATCHAM ———  
DOWLING

ESTATE AGENTS



Latcham Dowling are delighted to offer for sale this beautifully presented four bedroomed detached home situated at the end of a Cul De Sac.

The hub of the home is the large kitchen/Breakfast room that has been fully re-fitted with a host of fitted appliances including dishwasher, double oven, induction hob and fridge/freezer. The units are in a high gloss finish with contrasting grey quartz worktops over. To the rear there is a great sized lounge/family room with patio doors to the rear garden. There is a utility room that currently houses the owners washing machine and dryer that also has access to the side garden.

Upstairs the master bedroom offers two double wardrobes and has a fully re-fitted En Suite. There are three further bedrooms and a refitted family bathroom that completes the first floor.

To the rear is an attractive rear garden with a re-laid patio area that extends to a lawned area that extends the length of the garden and is fully enclosed by fencing. There is a gated side access that leads to the front.

To the front of the house sits the garage with a block paved driveway that provides parking for three cars.

Wrestlingworth is a quiet village situated on the border of Bedfordshire and Cambridgeshire giving great access for the A1 and also Cambridge is within a 25 minute drive. There is a lower school in the village, church, village hall, hairdressers and a local Free House. There are three mainline stations all within a 15 minute drive at Sandy, Biggleswade and Ashwell all with direct links to London.

This is home that is ready to move straight into and wants for nothing and viewing is highly







**Entrance**

**Kitchen/Breakfast Room**  
17'4 x 12'4 (5.28m x 3.76m)

**W.c**

**Lounge/Family Room**  
17'4 x 18'11 (5.28m x 5.77m)

**Utility Room**

**Landing**

**Bedroom One**  
13'0 x 9'8 (3.96m x 2.95m)

**En Suite**

**Bedroom Two**  
10'3 x 10'1 (3.12m x 3.07m)

**Bedroom Three**  
9'11 x 9'2 (3.02m x 2.79m)

**Bedroom Four**  
8'11 x 6'8 (2.72m x 2.03m)

**Family Bathroom**

**Outside**

**Front Garden**

**Rear Garden**

**Garage**  
8'3 x 19' (2.51m x 5.79m)



GROUND FLOOR  
719 sq.ft. (66.8 sq.m.) approx.

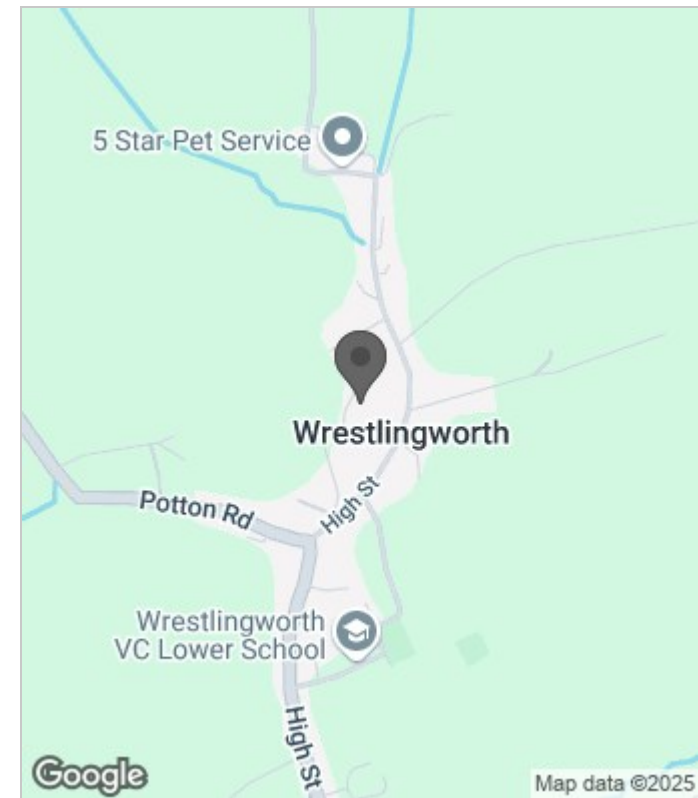


1ST FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 1198 sq.ft. (111.3 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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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.