



Victoria Close, Wrestlingworth, SG19 2EF
£425,000

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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.



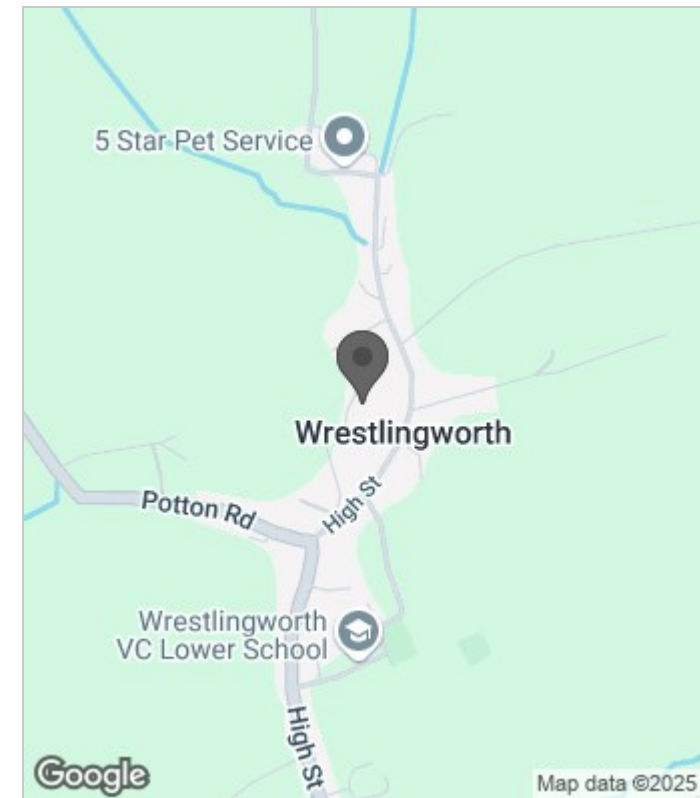
GARAGE

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

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