



Kennedy
&co.

Victoria Close

Wrestlingworth

SG19 2EF

£450,000

CHAIN FREE

Detached four bedroom
village home

Spacious 17ft Sitting Room

Separate Dining Room

Study

Master Bedroom With Re-
Fitted Four Piece En-
Suite Bathroom

Shower Room

Detached 'His' and 'Hers'
Garage With Power &
Light Connected



A rare and unique opportunity to purchase this well presented, spacious four bedroom detached village home, boasting versatile accommodation and a generous plot with established front and rear gardens, plus a detached double garage and off road parking for 2/3 cars, all situated within the very popular sought after village of Wrestlingworth.

This excellent property briefly boasts an entrance hallway with modern cloakroom, study, spacious 17ft sitting room, separate dining room, fitted kitchen, first floor shower room, master bedroom with re-fitted four piece en-suite bathroom and three further bedrooms.

Other benefits include uPVC double glazing throughout, electric vehicle charging point, solar panning on the roof providing huge energy saving and reduced bills, and oil fired radiator central heating.

Externally this superb family home benefits from a shingled driveway providing off road parking for 2/3 vehicles, detached double garage with power and light connected, established front garden with delightful fish pond, and a fully enclosed well maintained rear garden. Early viewings are strongly advised to appreciate this home.



PARTICULARS

Replaced composite obscure double glazed entrance door to:

ENTRANCE HALL

Double panel radiator, stairs rising to first floor, tiled flooring, coving to ceiling, communicating doors to:

CLOAKROOM

uPVC obscure double glazed window to front elevation, modern fitted two piece suite comprising low level W.C and wash hand basin with mixer tap over, tiled to half height to all elevations, tiled flooring, coving to ceiling.

STUDY

8' 7" x 6' 8" (2.62m x 2.03m) uPVC double glazed window to front elevation, single panel radiator, coving to ceiling.



LOUNGE

17' 9" x 11' 8" (5.41m x 3.56m) uPVC double glazed window to rear elevation and uPVC double glazed French doors to rear elevation, double panel radiator, feature cast iron wood burner with Welsh slate hearth and solid oak mantle over, coving to ceiling.

KITCHEN

11' 3" x 9' (3.43m x 2.74m) Dual aspect room, uPVC double glazed window to front elevation and wooden door to side elevation, underfloor heating, fitted kitchen comprising one bowl ceramic sink/drain unit with mixer taps over, Canadian walnut work surfaces, range of base units incorporating built in double oven with black glass and stainless steel handles and surround, electric kick space fan heater under the oven tower, built in four burner induction hob, space and plumbing for dishwasher, space and plumbing for washing machine, space and vent for tumble dryer, space for fridge/freezer, tiled to all splash areas, further range of matching wall mounted units incorporating fitted extractor hood, full height larder cupboard, built in under stairs storage cupboard, tiled flooring, coving to ceiling, archway to:

DINING ROOM

11' 4" x 9' (3.45m x 2.74m) Electric underfloor heating, uPVC double glazed sliding patio doors to rear elevation, feature strip panel radiator, tiled flooring, coving to ceiling.

FIRST FLOOR

LANDING

Feature uPVC double glazed stained glass window to front elevation, access to fully boarded loft space with lighting, built in airing cupboard housing hot water cylinder, coving to ceiling, communicating doors to:

MASTER BEDROOM

11' 4" x 11' 3" (3.45m x 3.43m) uPVC double glazed window to rear elevation, single panel radiator, built in mirrored floor to ceiling sliding wardrobes, coving to ceiling, archway to dressing area with built in double wardrobe and dressing table, door to:

ENSUITE

uPVC obscure double glazed window to front elevation,

chrome wall mounted heated towel rail, re-fitted FOUR piece white suite comprising low level W.C with concealed cistern, wash hand basin with mixer tap over set into cupboard unit, panelled bath with mixer tap over, fully tiled shower enclosure with fitted shower over, tiled to all elevations, tiled flooring, sunken spotlighting.

BEDROOM TWO

11' 3" x 9' 9" (3.43m x 2.97m) uPVC double glazed window to rear elevation, single panel radiator, built in wardrobes, coving to ceiling.

BEDROOM THREE

9' 1" x 7' 3" (2.77m x 2.21m) uPVC double glazed window to front elevation, single panel radiator, built in wardrobes, coving to ceiling.

BEDROOM FOUR

8' 4" x 6' 7" (2.54m x 2.01m) uPVC double glazed window to rear elevation, single panel radiator, laminated wood effect flooring, coving to ceiling.

SHOWER ROOM

uPVC obscure double glazed window to front elevation, chrome wall mounted heated towel rail, re-fitted three piece white suite comprising low level W.C, wash hand basin with mixer tap over, fully tiled shower enclosure with fitted shower over, tiled to all splash areas, vinyl flooring, coving to ceiling.

EXTERNALLY

FRONT

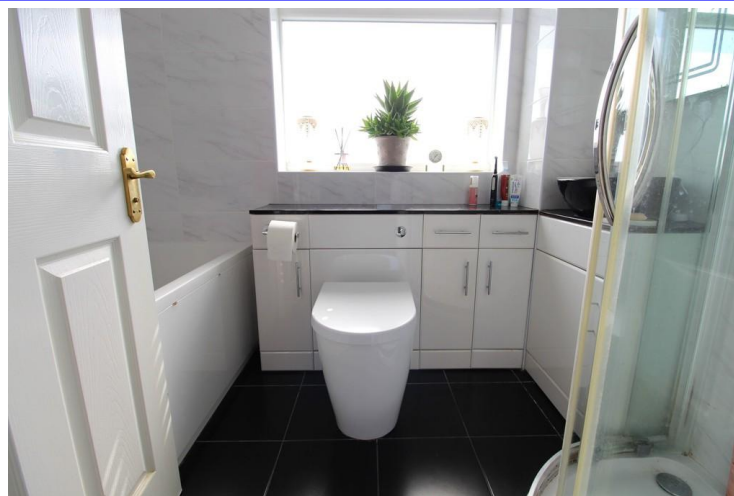
Mature tree and shrub beds and borders, pathway to entrance door, delightful sunken garden fish pond, outside tap, open plan shingled driveway to side providing off road parking for two to three vehicles with electric vehicle charging point, gated access to:

REAR GARDEN

Fully enclosed rear garden, initial paved patio area, mainly laid to lawn with mature tree and shrub borders, timber shed and greenhouse, hidden raised oil tank, personnel door to:

DOUBLE GARAGE

Detached 'his' and 'hers' garages, two up and over doors, power and light connected, storage space in roof eaves.





COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.