



Kennedy
&co.

Hatley Road

Wrestlingworth

SG19 2EH

Asking Price Of £795,000

- Detached
- Four reception rooms
- Conservatory
- Three double bedrooms
- Dressing room
- En-suite to the master
- Double garage
- Ample parking



This good sized family home is the last house situated on the edge of the village of Wrestlingworth towards the hamlet of Cockayne Hatley. It has the wonderful benefit of fields to the front and left hand side and the neighbour to the right has a bungalow so the house also has the advantage having a private garden of approx. 1/2 acre. The front provides mature shrubbery, garden wall with iron gates and ample parking for 5-6 vehicles and double garage.

Briefly the accommodation provides: Four reception rooms, conservatory, good sized kitchen/breakfast room, three double bedrooms and a fourth room interconnected with bedroom three, a large bathroom, ensuite and balcony to the master bedroom.

PARTICULARS

Hardwood door with glazed panels and windows to the side to the porch with tiled flooring and Georgian glazed doors to:

RECEPTION HALL

Radiator. Doors to all principle rooms. Smoke detector. Stairs rising to the first floor. Door to:

LOUNGE

14' 9" x 12' 8" (4.5m x 3.86m) Double glazed patio doors to the front. Double glazed window to the side. Wall lighting. Radiator. Obscure window onto the utility.

STUDY

12' 6" x 12' 2" (3.81m x 3.71m) Large Bay window to the front. Radiator.

LIVING ROOM

13' 9" x 12' 2" (4.19m x 3.71m) Large cast iron woodburning stove with tiled hearth and timber mantle. Radiator. Leading through to:

DINING ROOM

15' 4" x 8' 1" (4.67m x 2.46m) Double glazed patio doors onto the garden. Double glazed window to the

side. Radiator. Cupboard housing the electrical consumer board. Off the living room:

CONSERVATORY

12' 9" x 10' 6" (3.89m x 3.2m) UPVC double glazed conservatory glazed on three sides with a pair of double-glazed doors onto the garden. Tiled flooring. Radiator.

KITCHEN

12' 7" x 10' 5" (3.84m x 3.18m) Refitted in recent years with cream coloured base and wall mounted units with a Belfast sink and drainer. Pantry style cupboard with drawer units. Timber work tops. Large Rangemaster stove. Tiled walling to the work tops. Double glazed window to the rear. Skylight. Leading round to the:

BREAKFAST ROOM

7' 4" x 6' 5" (2.24m x 1.96m) Double glazed window to the rear. Large radiator serving both areas. Door to Inner hallway with doors to:

CLOAKROOM

W.c. Wash hand basin. Double glazed window to the side. Radiator. Half tiled surround.

UTILITY ROOM

7' 2" x 6' 3" (2.18m x 1.91m) Stainless steel sink and drainer with cupboards under. Wall cupboards. Plumbing and space for washing machine and dishwasher. Space for large fridge/freezer. Space for Tumble dryer. Obscure window to the lounge.

BOOT ROOM

Double glazed doors and windows to the garden. Free-standing oil-fired boiler (serviced annually) for the heating and water.

LANDING

Good sized landing with double glazed window to the front. Access to the fully insulated loft.

BEDROOM ONE

14' 9" x 13' 1" (4.5m x 3.99m) Double glazed windows

to the front and side. Double glazed door to the balcony overlooking the garden and countryside. Radiator. Wall lighting. Door to:

ENSUITE

11' 3" x 6' 2" (3.43m x 1.88m) Re-fitted with large double shower. W.C. Wash hand basin . Shaver point. Obscure double glazed window to the side. Radiator.

BEDROOM TWO

12' 3" x 11' 4" (3.73m x 3.45m) Double glazed window to the front. Fitted wardrobes. Vanity unit housing a wash hand basin. Radiator.

BEDROOM THREE

12' 3" x 11' 9" (3.73m x 3.58m) Double glazed window to the side. Fitted wardrobes. Radiator.

Door to a separate room with Velox window. This room is at least 12 ft in length and could easily become a dressing room.

FAMILY BATHROOM

10' 9" x 6' 9" (3.28m x 2.06m) Refitted in recent years comprising: bath with shower over, W.C. Pedestal wash hand basin. Shaver point. Radiator. Double glazed window to the side. Large walk in cupboard with storage and hot water cylinder tank.

EXTERNALLY

To the front: Recently built large retaining garden wall with iron gates. Large driveway for ample parking to the double garage with up and over door, power and lighting. Personal door to the side.

Leading round past the recently relaced oil tank.

To the rear: Private and not overlooked. Huge patio area leading onto a large Koi pond. The former garage now used as a log store. Recently sited timber tractor shed and a large greenhouse. Large lawn area with mature trees and apple trees sited on the boundaries. Overlooking open fields and paddocks to the left.





COUNCIL TAX BAND

Tax band G

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

EPC: TBC

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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.