



Kennedy
&co.

Hatley Road

Wrestlingworth

SG19 2EH

**Offers In Excess Of
£600,000**

Four bedrooms

Two reception rooms

Cottage style kitchen

Utility room

Two bedrooms on the
ground floor

Ensuite to the master

Double garage

Beautiful garden with a
further 1/3 acre by separate
negotiation



Twin Elms is the last house on the left as you leave the village of Wrestlingworth toward Cockayne Hatley. It stands well and screened by mature hedging with two gates allowing for easy access and easy parking. The property is surrounded with a beautiful garden and not overlooked. The cottage has been extended over the years and provides two bedrooms on the ground floor as well as two further bedrooms upstairs. The utility is included as part of the extension as well as a double garage. The older part of the house is as you would expect, with a very nice kitchen/breakfast room, impressive lounge and dining room both with inglenook fireplaces. Upstairs there are two further bedrooms, one is used as a guest room and the other can accommodate a single bed and currently used as a study. The beautiful garden is mature, fenced on all sides

with lawn and patio areas leading round to the side garden with access to the utility and garage. The cottage had extensive thatching work carried out in 2020/21 when it was completely replaced. There is also available by separate negotiation 1/3 acre (please see plan in photographs) with the new boundary marked in red. This is an excellent opportunity for the next owner giving an open field view aspect. Please call for more information.

PARTICULARS

Covered porchway with lighting. Composite door with side panel and glazing to:

LARGE HALLWAY

16' x 7' 2" (4.88m x 2.18m) Exposed timbers, radiator, tiled flooring, sky light, wall lighting, door to garage,

double glazed window to the rear, door to the dining room, door to:

CLOAKROOM

Vanity unit housing the wash hand basin with cupboard under and storage to the side, W.C. Radiator, tiled flooring, tiled to the walls, double glazed window to the rear.

UTILITY ROOM

10' 7" x 8' 11" (3.23m x 2.72m) Base and wall mounted units, stainless steel sink and drainer, plumbing and space for washing machine, space for tumble dryer and space for fridge/freezer, double glazed door to the rear, tiled flooring, boiler cupboard housing the free standing oil boiler, separate airing cupboard housing the hot water cylinder tank.

KITCHEN/BREAKFAST ROOM

13' 6" x 11' 1" (4.11m x 3.38m) Cottage style kitchen with timber fronted base and wall mounted units with porcelain handles and ample granite worktops, Neff oven and hob with extractor, tiled flooring, space for dishwasher and fridge, recessed lighting, radiator, tiled to the walls, two windows overlooking the garden.

DINING ROOM

15' 4" x 13' 8" (4.67m x 4.17m) Large inglenook fireplace, exposed timbers, two radiators, door to the garden, door to the loft space, window to the side.

LOUNGE

20' 6" x 14' 5" (6.25m x 4.39m) Large inglenook, exposed timbers, dual aspect windows to both sides of the cottage, two radiators, stairs rising to the first floor.

Door to:

INNER HALL

Radiator, window to the side. Door to:

FAMILY BATHROOM

Three piece suite with panel bath and shower over, wash hand basin, W.C. fully tiled to the walls and floor, heated towel rail, double glazed frosted window to the side.

GROUND FLOOR BEDROOM ONE

15' 2" x 11' 4" (4.62m x 3.45m) Mirror fronted wardrobes. Dual aspect double glazed windows, radiator.

GROUND FLOOR BEDROOM TWO

11' 9" x 9' 9" (3.58m x 2.97m) Double glazed window to the garden, radiator. Door to:

ENSUITE

Shower cubicle with rain and hand held shower, W.C. Wash hand basin, fully tiled, wall heater.

BEDROOM THREE (UPSTAIRS)

13' 5" x 9' 9" (max) (4.09m x 2.97m) Dormer window to the garden.

BEDROOM FOUR (UPSTAIRS)

9' 6" x 7' 1" (max) (2.9m x 2.16m) L - shaped room currently used as a study. Door to the loft area. Window to the rear.

EXTERNALLY

The cottage sits within a good sized wrap round plot with mature garden, fenced on all sides, with lawn and patio area.

To the front there is a double garage with personal door to the hall, door to rear garden, power and lighting, in and out gates and ample parking (5 plus vehicles) screened by mature hedging to the front.

AGENTS NOTE

There is also available by separate negotiation 1/3 acre (please see plan in photographs) with the new boundary marked in red. This is an excellent opportunity for the next owner giving an open field view aspect. Please call for more information.





COUNCIL TAX BAND

Tax band G

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

EPC: N/A

OFFICE

10 Market Square
Potton
Bedfordshire
SG19 2NP

T: 01767 262729

E: potton@kennedyestateagents.uk

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.