



**Kennedy**  
&co.

## Chapel Close

Wrestlingworth

SG19 2ET

Asking Price Of £429,950

- Detached bungalow
- Three bedrooms
- Refitted kitchen
- Open plan
- Quality refitted bathroom
- Walk in shower
- Parking for three cars
- Large garage



We are extremely delighted to have this superb detached bungalow offered for sale within the village of Wrestlingworth.

The property has been greatly improved and modernised and located at the end of a cul de sac on a corner plot with parking for three vehicles and detached large garage.

Inside offers an open plan lounge dining area through to a refitted kitchen, three good sized bedrooms, a smart refitted bathroom with walk in shower added.

Viewing by the sole agent Kennedy & Co

Resin bonded drive approaching the bungalow with parking for three vehicles. Access to the side gate on both sides and access to the garage.

Leading to:

Double glazed door with glazed panels to:

#### **PORCH**

Storage cupboard. Lighting. Double glazed frosted door to:

#### **OPEN PLAN LOUNGE/KITCHEN**

24' 7" x 16' 3" (7.49m x 4.95m) Double glazed box bay window to the front. Storage cupboard on one side. Down lighting. Wood burning stove with timber panel. Two radiators. Storage cupboard housing the meters.

#### **KITCHEN AREA**

Refitted with base and wall mounted units in high gloss grey. A 2m x .9m centre isle with power. Composite sink and drainer with mixer taps. Built in appliances by Neff, including dishwasher, hob with extractor, oven

and microwave. Double glazed window to the side and double glazed door to the side. Space for fridge/freezer. Blue LED plinth lights. Down lighting under the wall units.

#### **HALLWAY**

Access to the part boarded loft area with power, lighting and loft ladder. Boiler (with 4 plus years left on warranty) in the loft. Lighting.

#### **BEDROOM 1**

11' 2" x 11' 4" (3.4m x 3.45m) Full length fitted wardrobes. Additional storage cupboard. Radiator. Laminate flooring. Large double glazed picture window to the rear.

### **BATHROOM**

Refitted four piece suite comprising, Jacuzzi bath with side panel. Large walk in shower without tray (wet room). Vanity unit housing the wash hand basin with storage under. W.C. Tiled flooring. Fully tiled to the walls. Down lighting. Heated towel rail. Two double glazed frosted window to the rear.

### **BEDROOM 2**

13' 2" x 7' 9" (4.01m x 2.36m) Fitted cupboard. Radiator. Double glazed window to the side. Laminate flooring.

### **BEDROOM 3**

9' 5" x 8' 4" (2.87m x 2.54m) Fitted cupboard. Radiator. Laminate flooring. Double glazed door and window through to:

### **CONSERVATORY**

11' 2" x 7' 9" (3.4m x 2.36m) Upvc sliding doors to the garden. Tiled flooring.

### **REAR GARDEN**

Low maintenance rear garden. Patio area. Decking area. Large timber shed.

### **GARAGE**

Large garage with up and over electric door. Power and lighting.





### COUNCIL TAX BAND

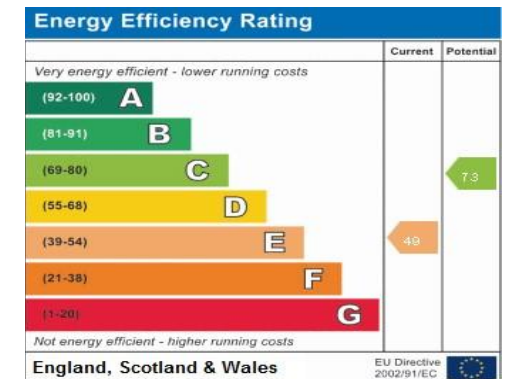
Tax band E

### TENURE

Freehold

### LOCAL AUTHORITY

Central Bedfordshire Council



### OFFICE

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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.