

TALISMAN

PROPERTY AGENTS



Hatley Road, Wrestlingworth, Sandy, SG19 2EH

Asking Price: £285,000

Bedrooms x3

Reception x1

Bathroom x1



Key Features:

- CHAIN FREE
 - Tranquil & highly sought-after location
 - Aesthetically beautiful & unique chalet style home
- Walking routes through the countryside right on your doorstep
 - Well presented
- Spacious 16ft by 8ft kitchen/breakfast room with premium granite worktop
- Brick base & UPVC double glazed conservatory with power connected
 - Three bedrooms
- Private & low maintenance rear garden & substantial front garden
 - Single garage & off-road parking

Description:

****CHAIN FREE**** On the edge of this beautiful, semi-rural village is this charming, terraced cottage with a unique chalet style design. With walking routes on your doorstep, taking you through the village's wonderful countryside, to the gentle breeze and callings of Wrestlingworth's wildlife, Hatley Road is a tranquil location offering much to be desired amongst those who wish to experience a blissful village lifestyle. This delightful home is presented well and offers generous accommodation. The property comprises three bedrooms, bathroom, living room, a spacious 16ft by 8ft kitchen/breakfast room with granite worktop and a brick base, double glazed conservatory with power.

The cottage provides a fantastic array of external benefits as well, including a private and low maintenance rear garden, substantial front garden laid to lawn, single garage and a rear section providing generous off-road parking.





Rooms & Dimensions:

(Ground Floor)

Entrance Hall:

UPVC double glazed obscured door upon entry, staircase leading to first floor accommodation and door off to living room.

Living Room:

3.99m x 3.48m (13' 1" x 11' 5") UPVC double glazed window to front aspect, electric fireplace, wall mounted electric storage heater and opening to kitchen/breakfast room.

Kitchen / Breakfast Room:

4.93m x 2.54m (16' 2" x 8' 4") UPVC double glazed window to rear aspect. A matching range of base and eye level units with granite worktop over, built in electric double oven with four-piece induction hob and stainless-steel extractor over. Inset 'Belfast' sink with mixer tap, breakfast bar, plumbing for washing machine and space for fridge-freezer. UPVC double glazed French door leading into the conservatory.

Conservatory:

4.14m x 2.34m (13' 7" x 7' 8") Brick base UPVC double glazed conservatory with power connected and double-glazed doors leading to the rear garden.

(First Floor)

Staircase & Landing:

Loft hatch and doors off to:

Bedroom One:

3.43m x 2.64m (11' 3" x 8' 8") UPVC double glazed window to front aspect and wall mounted electric storage heater.

Bedroom Two:

2.62m x 2.62m (8' 7" x 8' 7") UPVC double glazed window to rear aspect and wall mounted electric storage heater.

Bedroom Three:

2.36m x 2.21m (7' 9" x 7' 3") UPVC double glazed window to front aspect.

Bathroom:

2.18m x 1.70m (7' 2" x 5' 7") UPVC double glazed obscured window to rear aspect, three-piece suite comprising panel bath with shower over, hand wash basin and WC.

(Exterior)

Rear Garden:

Fully enclosed by garage wall, low wall and timber fencing, laid mainly to turf and sandstone slabbed paving, gated access leading to the parking area and garage at the rear.

Single Garage:

Single garage with manual up & over door.

Parking Area:

Positioned to the rear of the property, shingle laid section providing off-road parking, access to single garage via manual up & over door, shared accessway leading to the front of the property, gated access leading to the rear garden and pathway leading to a variety of walking routes through the village countryside.

Front Garden:

A substantial front garden laid mainly to lawn with partial sections filled with slate chippings. Hedge and pathway leading to front door entrance. Decorative stones and shared accessway to the far side of the road which leads to the rear parking area.

Agent Notes:

- EPC Rating: E (42)
- Council Tax Band: C (Central Bedfordshire Council)
- Total Floor Area: 734 sq. ft (68.2 sq. m) approximately
- The property is of timber framed construction









Location:

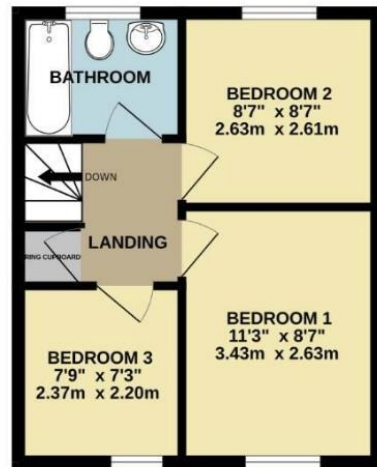
Wrestlingworth is peaceful, semi-rural Bedfordshire village renowned for its historic heritage and wonderful country life. Situated on the border of Bedfordshire and Cambridgeshire, the village is within proximity to a variety of market towns, including Biggleswade, Potton and Sandy, all of which offer a range of shops, eateries transport links and amenities. The nearest train station can be accessed from Sandy town, which provides regular journeys to London St Pancras International in approximately 45 minutes. The city of Cambridge can be reached in approximately 25 minutes by car and the A1 (M) can also be easily reached whilst on route to the local market towns. The village has many walking routes that take you through the beautiful countryside, as well as a route which leads to the neighbouring settlement of Cockayne Hatley, which is just 1.4 miles north of the village. Wrestlingworth has a warming community that support a variety of clubs, societies and village events. Within the village itself, there is the Church of St Peter, village hall, lower school, farm shop, a local hairdresser and the Chequers public house.

Floorplan:

GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR
314 sq.ft. (29.2 sq.m.) approx.





TALISMAN

PROPERTY AGENTS

To arrange a viewing, please contact Talisman Property Agents

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