

# CHAPEL CLOSE

## WRESTLINGWORTH



TALISMAN  
PROPERTY AGENTS

Guide Price: £425,000 - £435,000

Detached Bungalow



3 Bedrooms | 1 Bathrooms | 1 Receptions



## Key Features

- Nestled in a sought- after cul-de-sac road within the idyllic village of Wrestlingworth.
- Three-bedroom detached bungalow property.
- Significantly improved features, including a brand-new consumer unit and loft insulation and an updated central heating system.
- Incredibly spacious, dual aspect open-plan living area with wood-burning stove.
- Re-fitted grey gloss kitchen, featuring integrated appliances.
- Three-bedrooms, all including built-in wardrobe and storage space.
- Upgraded and stunning four-piece tiled bathroom.
- Quality and minimalistic presentation throughout – making for the perfect ‘blank canvas’ for personalisation.
- Not overlooked, south-east facing wrap around rear garden with re-landscaped patio and decking section.
- Large driveway to park 3 cars, a double width garage that can house a further 2 cars, and a wheelchair friendly walkway entrance.







## Description

Nestled in a corner plot position within Wrestlingworth's idyllic cul-de-sac road of Chapel Close, stands this incredibly versatile and spacious, detached bungalow property. The current owner has undergone work to significantly improve an array of features, including the re-landscaping of some external grounds. The dual aspect, open-plan living area is a staple point for this home, and is a luminous space which commands contemporary living. The kitchen has been re-fitted, and contains stunning grey gloss units, an island, and a range of integrated appliances. All three bedrooms of the bungalow offer integral storage space, with the master bedroom featuring both a large four-door sliding wardrobe and another built-in wardrobe on the other side. And the four-piece bathroom exhibits ultimate luxury, with lavish tiling to both walls and floor, and modern fittings such as the jacuzzi panel bathtub and oval countertop basin. The conservatory provides a wonderful view of the south-east facing rear garden, and is an ideal retreat for downtime to read a book, birdwatch or enjoy a favourite beverage.

The bungalow all in all, is presented well and has a minimalist style, making it an ideal choice for those who want to place their stamp on their next home. This property is highly accommodating, and also boasts impressive external accommodation, the south-east facing wrap around garden commands plenty of natural light, is exceptionally private, and comprises a newly re-landscaped seating area with established decking and patio paving, a haven for al-fresco style dining and outdoor entertainment. There is also a double width garage which can house two cars, a driveway out to the front, which provides off-road parking for an additional three cars, and a carefully adapted walkway entrance for wheelchair users.



## Living Areas

This bungalow provides a warm welcome with its orderly porch entrance which is fully enclosed, and leads into the property's impressive open-plan kitchen, dining and living area. This highly spacious area luminates in natural light due to its dual aspect window implementations. The window bay naturally creates more usable area and versatility and the crackling wood-burning stove adds a subtle warm and cosy ambience. The kitchen area is distinctly modern, featuring grey gloss units with a complimentary worktop, and an island that matches all the same, with both featuring soft-close drawers. Subtle features like the island's overhanging light fittings and the under-unit LED lights add that splash of contemporary feel, and there is also a generous offering of integrated 'Neff' appliances such as the oven & grill, microwave, four-ring ceramic hob with an overhead extractor, dishwasher and washing machine. There is also a large one-bowl composite sink unit with a mixer tap and plenty of space for a fridge/freezer. The open-plan area also contains multiple storage cupboards, and there is even a little cupboard in the porch. The conservatory, which can be accessed just off of bedroom three, provides a calm retreat to read a book, birdwatch, or just kick back and relax with a favourite beverage. It looks out onto the south-east facing rear garden, and offers seamless access via sliding doors.





## Bedrooms & Bathroom

Exiting the open-plan living area takes you into the hallway with doors off to all other rooms. The hallway features fitted carpet, loft access and a storage cupboard which currently houses a tumble dryer and another washing machine. All three of the bedrooms boast fantastic storage options, with built-in wardrobes/cupboards present in all. The bedrooms each emit a clean and minimalist aesthetic with wood effect laminate flooring, and the master bedroom is a particularly sun-soaked space, as it faces the south-east facing garden, and features not only a large, four-door sliding wardrobe, but also another additional built-in wardrobe & cupboard on the opposite side. What's more, the bathroom, which is accessed via a sliding door, is a sleek four-piece suite with tiling to both walls and floor, and offers luxury fittings, such as the panel bathtub with jacuzzi functionality, an enclosed shower unit with a rainfall shower head and a darker shade of splashback wall tiling, a beautiful oval countertop basin and a wall hung WC.







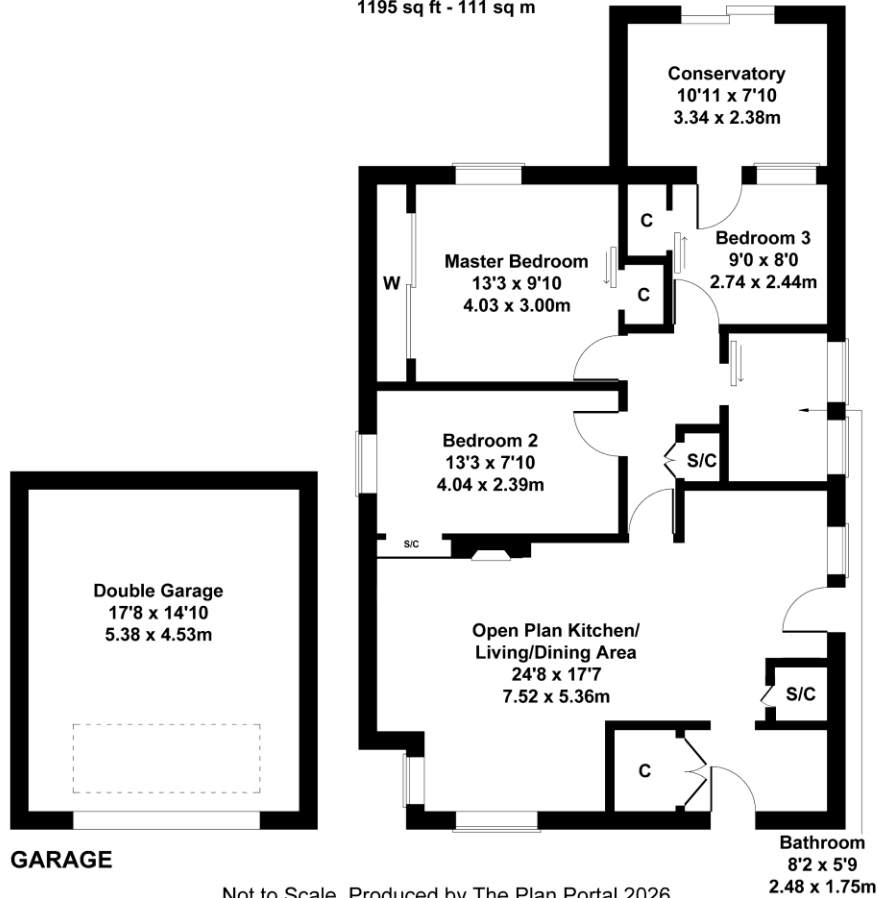
## External Areas

The southeast facing rear garden boasts incredible privacy and is not at all overlooked. Timber fencing and the neighbouring garage wall enclose the space, and the garden is primarily established to lawn with a decked seating section and raised borders for plants and trees. The rear garden has gated access on both sides, and also wraps around the side to where there is a newly established decking and patio seating area. This particular part of the garden makes for a blissful retreat, perfect for outdoor lounging, entertaining and al-fresco style dining. The double width garage is generously sized enough to park two cars, and features power and lighting, as well as a remote-controlled roller door, a highly functional space, and the front of the property presents a large driveway capable of parking another three cars. A sloped entrance has also been thoughtfully established, creating ease of access for wheelchair users.



# Chapel Close Wrestling worth, Sandy, SG19 2ET

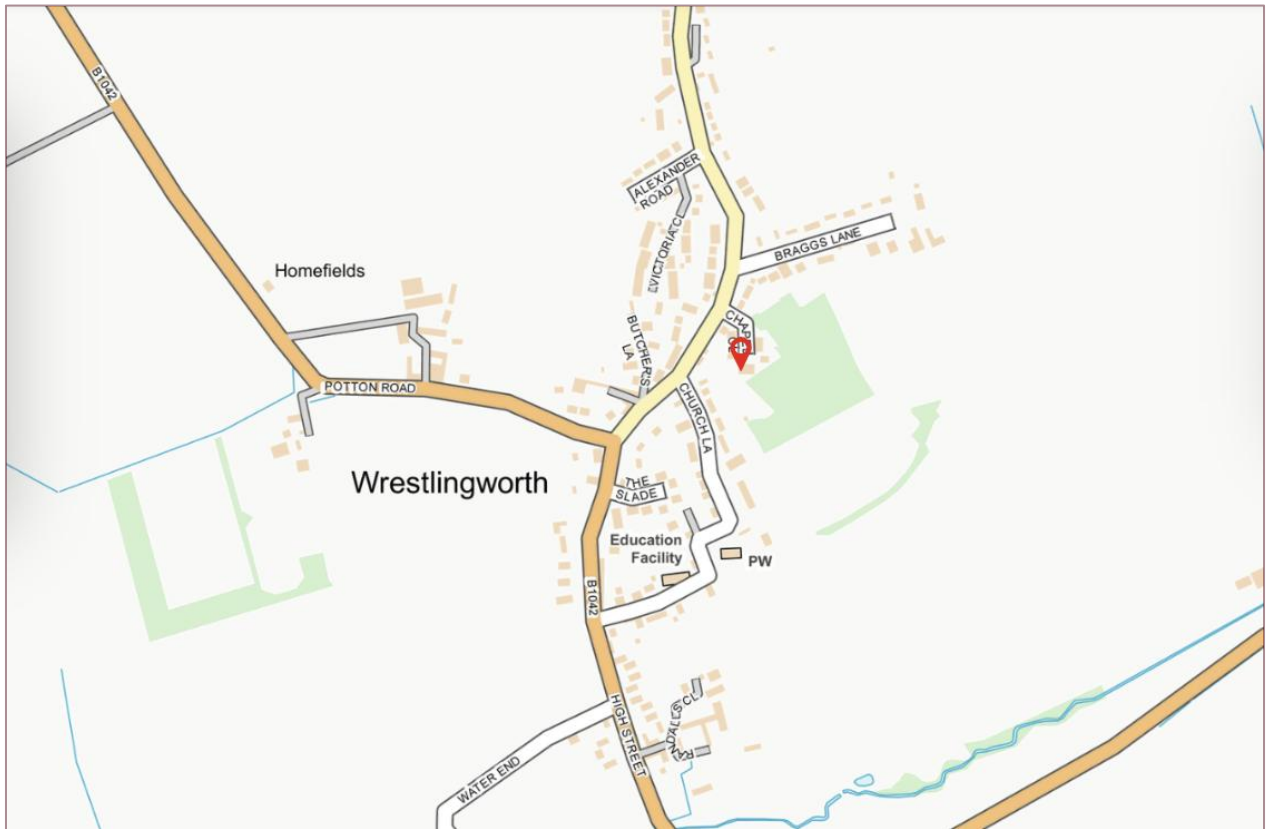
Approximate Gross Internal Area  
1195 sq ft - 111 sq m



Not to Scale. Produced by The Plan Portal 2026  
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## At a Glance

- The loft is partially boarded and contains power, light and standard fibreglass loft insulation.
- LPG fuelled central heating throughout.
- The gas fired boiler is in the loft and has 4-years warranty remaining.
- Timber framed construction.
- Brand new consumer unit installed (Located in the integral cupboard of the open-plan living area).
- EPC: E (49) with the potential to reach a C band (73).
- Council Tax Band: E (£2,834.48) (Central Bedfordshire Council).
- There is a side door in the open-plan living area which leads to the driveway and side gate to the rear garden.
- There is a rainwater storage cylinder at the back of the double garage.
- The walkway entrance has been thoughtfully adapted for wheelchair users.



### Wrestlingworth - A quaint village encapsulating idyllic country living

Chapel Close is a delightful cul-de-sac in the heart of the village with established bungalow properties and scenic woodland trees which set the frame for what is a humble residential close. Wrestlingworth is quaint, semi-rural village in central Bedfordshire, which also lies close to the border with Huntingdonshire, and is renowned for its heritage and wonderful country life. Wrestlingworth is within proximity to a variety of market towns, including Biggleswade, Pottton 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 Kings Cross in approximately 45 minutes. The city of Cambridge can be reached in approximately 25 minutes by car, and the A1(M) can 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 recently refurbished Chequers public house.

TO ARRANGE A VIEWING, PLEASE CONTACT TALISMAN PROPERTY AGENTS

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