



**Kennedy**  
&co.

**Gamlingay Road**

Waresley

SG19 3DB

**Asking Price Of £895,000**

- Total Plot of Approximately 4 Acres
- Detached Four Bedroom Bungalow
- Semi-Rural Location
- Separate Reception Rooms
- Sweeping Driveway Leading to Triple Garage
- 600sqft Purpose Built Workshop
- No Agricultural Restriction
- Formal Garden & Paddock



A four bedroom detached bungalow sitting on a substantial plot of approximately 4 acres. Situated in a semi-rural location on the edge of Waresley with great access links to Cambridge and the A1 corridor. The property further benefits from a large sweeping driveway, triple garage with ample additional parking and a 600sqft purpose built workshop.

#### **ENTRANCE HALL**

Wooden front double glazed door with double glazed side panels, radiator, built-in storage cupboard, doors off to all rooms.

#### **SITTING ROOM**

19' 3" x 11' 11" (5.87m x 3.63m) French double glazed doors opening to the rear onto the patio, further double glazed window to the front aspect, radiator, brick built open fireplace, coving to ceiling, archway through to:



#### **DINING ROOM**

12' 7" x 9' 11" (3.84m x 3.02m) Double glazed window to the rear aspect, radiator, coving to ceiling, door back through to hallway.

#### **KITCHEN / BREAKFAST ROOM**

14' 10" x 12' 7" (4.52m x 3.84m) Double glazed window to the rear aspect, range of fitted base and eye level units, one and a half bowl sink unit, ample work surface space, tiling to splash areas, space for freestanding electric oven, extractor hood over, space for table and chairs, radiator, laminate flooring, door off to:

#### **UTILITY ROOM**

6' 0" x 4' 8" (1.83m x 1.42m) Double glazed door opening to the rear aspect onto the patio, laminate flooring, work surface space, plumbing for washing machine, floor standing oil fired boiler.



#### **BEDROOM ONE**

16' 4" x 10' 0" (4.98m x 3.05m) Double glazed window to the front aspect, radiator, range of fitted wardrobes with central bridging over and bedside cabinets, door to:

#### **EN-SUITE SHOWER ROOM**

Double glazed window to the side aspect, radiator, vinyl flooring, fitted three piece suite comprising low level Wc, pedestal wash hand basin and shower enclosure, tiling to all splash areas, extractor fan.

#### **BEDROOM TWO**

12' 10" x 11' 4" (3.91m x 3.45m) Double glazed window to the front aspect, radiator, built-in wardrobe.

### **BEDROOM THREE**

13' 8" x 9' 4" (4.17m x 2.84m) Double glazed window to the front aspect, radiator, built-in wardrobe.

### **BEDROOM FOUR**

11' 4" x 7' 9" (3.45m x 2.36m) Double glazed window to the front aspect, radiator.

### **FAMILY BATHROOM**

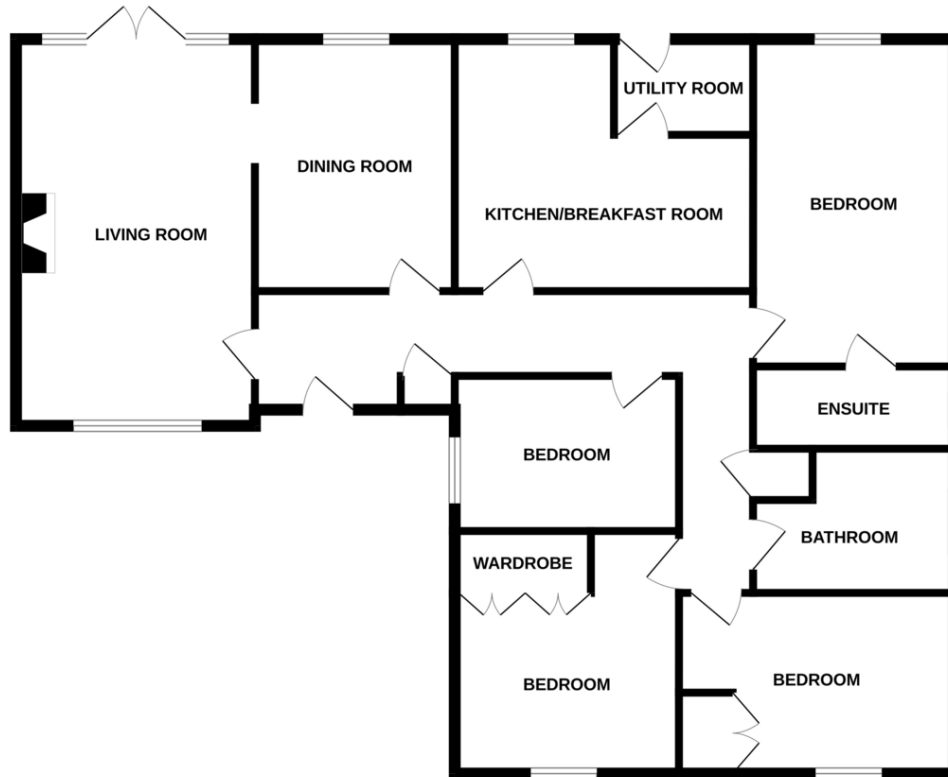
Double glazed window to the side aspect, fitted three piece suite comprising low level Wc, pedestal wash hand basin and bath with fitted shower over, tiling to all splash areas, radiator, extractor fan and shaving point.

### **EXTERNALLY**

The property is accessed via a sweeping driveway, leading to a triple garage with additional parking to the front for a number of vehicles. The total plot extends to approximately 4 acres, with formal garden to the rear of the bungalow with patio seating areas and bin store. The remainder of the land predominantly to one side is laid to fallow. To the side of the garages is a purpose built 600sqft workshop.



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### COUNCIL TAX BAND

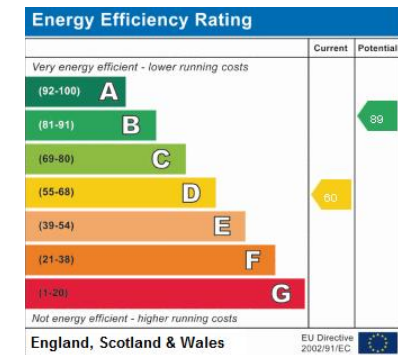
Tax band E

### 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.