



Arlesey Road, Ickleford, Hitchin, Hertfordshire. SG5 3UU





## 4 Bedroom Detached House

### Guide Price £600,000 Freehold

Located in the popular village of Ickleford, on the edge of Hitchin, is this well proportioned detached family home.

Internally, the accommodation comprises entrance hall, cloakroom, 21ft lounge, separate dining room and kitchen to the ground floor, whilst to the first floor are four generous bedrooms and the family bathroom. Externally are attractive, mature gardens to the front and rear, a single garage and driveway parking. Ickleford village has a local shop, village hall, local pubs and super countryside walks, along with access to great schools and being within easy distance of Hitchin town centre and mainline railway station.



- Detached family home
- Popular village location
- Two good size reception rooms
- Ground floor cloakroom
- Kitchen
- Four generous bedrooms
- Family bathroom
- Attractive gardens to front and rear
- Garage and driveway parking
- EPC rating D. Council tax band F

## **Ground Floor**

### **Front Door:**

Double glazed composite front door.

### **Entrance Hall:**

Stairs to first floor. Radiator. Parquet flooring.

### **Cloakroom:**

A white suite comprising pedestal wash hand basin and low level WC and half tiled walls. Double glazed window to side. Tiled flooring.

### **Lounge:**

Abt. 21' 1" x 13' 4" (6.43m x 4.06m) A spacious, light and airy lounge with twin aspect double glazed windows to front. Two radiators. Feature fireplace. Television point. Parquet flooring.

### **Dining Room:**

Abt. 11' 5" x 10' 2" (3.48m x 3.10m) Double glazed sliding patio door to the rear garden. Radiator. Large understairs storage cupboard. Parquet flooring.

### **Kitchen:**

11' 6" x 10' 9"max (3.51m x 3.28m) A well appointed kitchen comprising a good range of eye and base level units with ample work surfaces. Single drainer ceramic sink unit. Electric cooker point with extractor hood over. Plumbing for automatic washing machine and dishwasher. Cupboard housing gas boiler. Double glazed window to rear. Half tiled walls. Double glazed door to side. Tiled flooring.

## **First Floor**

### **Landing:**

Double glazed window to side. Loft access. Carpet as fitted.

### **Bedroom One:**

Abt. 11' 9" x 11' 7" (3.58m x 3.53m) Double glazed window to rear. Radiator. Carpet as fitted.

### **Bedroom Two:**

Abt. 11' 9" x 10' 5" (3.58m x 3.17m) Double glazed window to front. Radiator. Carpet as fitted.

### **Bedroom Three:**

Abt. 10' 11" x 10' 5" (3.33m x 3.17m) Double glazed window to front. Radiator. Carpet as fitted.

### **Bedroom Four:**

Abt. 9' 6" x 9' 2" (2.90m x 2.79m) Double glazed window to rear. Built in cupboard. Radiator. Carpet as fitted.

### **Bathroom:**

A white suite comprising panelled bath with mixer tap and shower attachment and electric shower over. Vanity unit with inset wash hand basin and low level WC. Part tiled walls. Heated towel rail. Double glazed window to side. Airing cupboard. Tiled flooring.

**Outside**  
**Front Garden**

An attractive frontage with a mature lawn and a good variety of plant and shrub borders. Path to front door.

**Rear Garden**

A private rear garden with a paved patio area that leads to an established lawn. Plant and tree borders. Access to garage. gated side access.

**Garage:**

A brick built single garage with up and over door. Personal door to garden. Driveway to front for one car.

**Additional Information**

**Agents Note:**

Draft particulars yet to be approved by vendor and may be subject to change.

**Anti-Money Laundering (AML):**

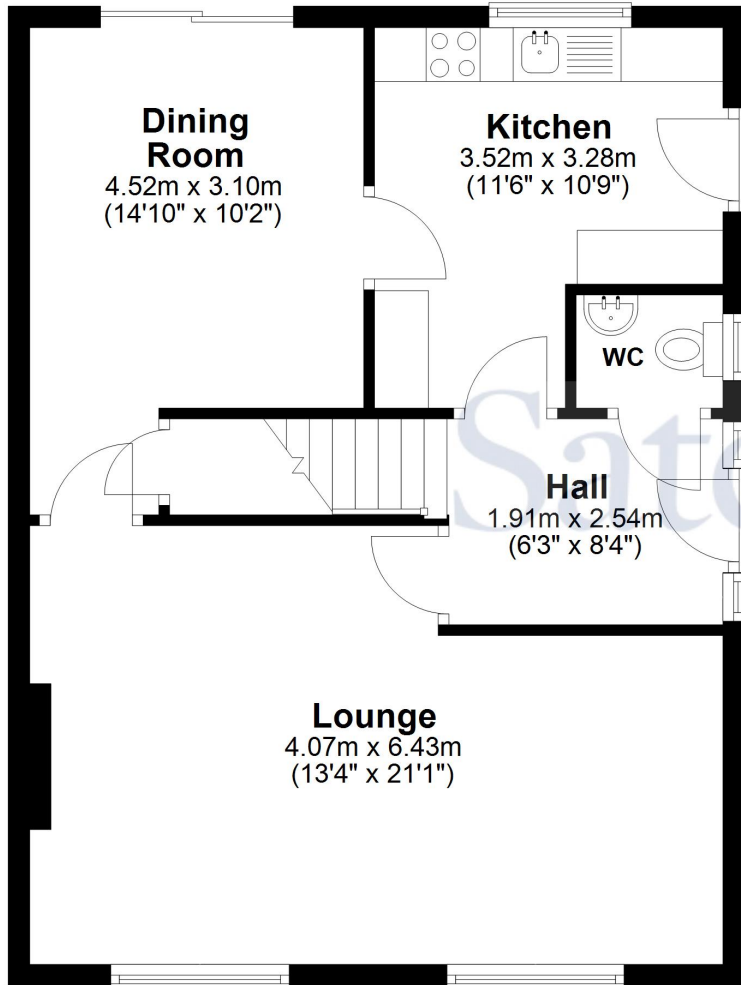
It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.



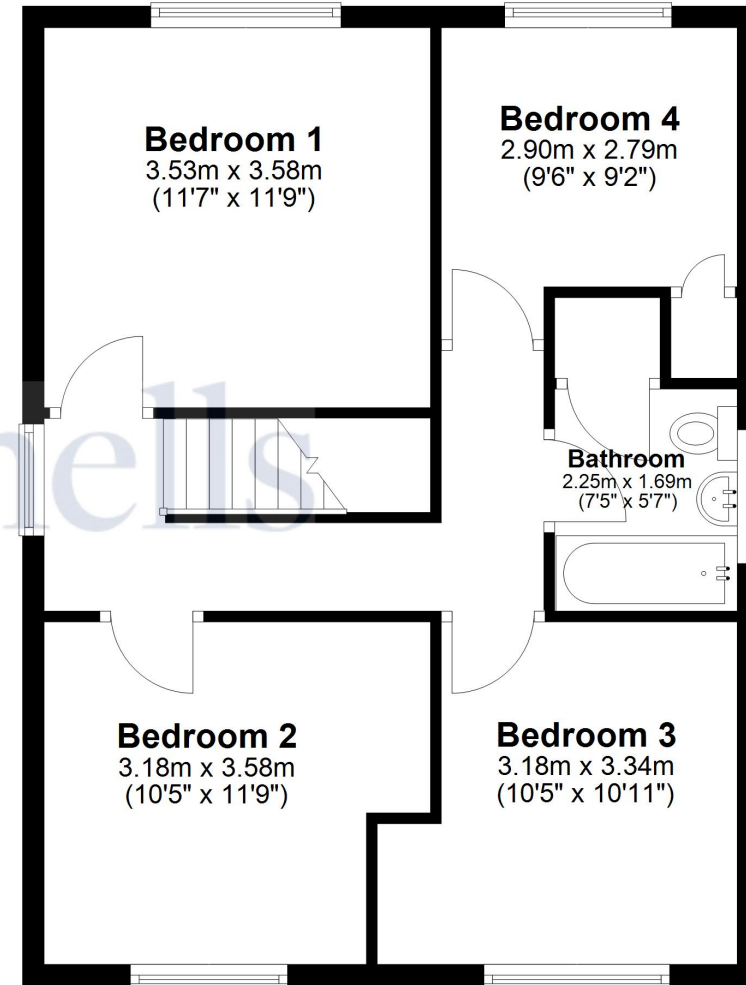


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

## Ground Floor



## First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.