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6
The Granary ARLESEY
SG15 6SH

Quick reference 2357901

£239,995



Ground Floor

Entrance

Via hardwood entrance door with glazed panel leading into:

Entrance Hall

Smooth skimmed ceiling. Radiator. Stairs rising to first floor. Doors to all rooms.

Cloakroom

Smooth skimmed ceiling. White suite comprising low level flush wc and pedestal mounted wash hand basin. Radiator. Obscure double glazed window to front.

Lounge Dining Room

21' 7" x 11' 8" (6.58m x 3.56m)

Smooth skimmed ceiling. Two radiators. Feature fireplace with inset gas flame effect fire set on marble hearth. Dual aspect with double glazed window to front and French doors opening onto rear patio area.

Kitchen

9' 4" x 7' 4" (2.84m x 2.24m)

Smooth skimmed ceiling with inset spotlights. A range of eye and base level units providing storage with worksurfaces and tiled splashbacks. Inset one and half bowl stainless steel sink with drainer and mixer tap. Integrated fridge freezer and dishwasher. Plumbing and space for washing machine. Fitted electric oven and grill with gas hob and extractor hood incorporating light over. Cupboard housing boiler. Radiator. Large storage cupboard. Ceramic tiled flooring. Double glazed window to rear.

First Floor

Landing

Smooth skimmed ceiling. Doors to all rooms.

Bedroom 2

10' 10" x 9' 2" (3.30m x 2.79m)

Smooth skimmed ceiling. Built-in wardrobe. Radiator. Double glazed window to rear.

Bedroom 3

10' 6" x 9' 9" (3.20m x 2.97m)

Smooth skimmed ceiling. Radiator. Built-in wardrobe. Double glazed window to front.

Bedroom 4

9' 5" x 7' 4" (2.87m x 2.24m)

Smooth skimmed ceiling. Radiator. Storage cupboard. Double glazed window to front.

Family Bathroom

Smooth skimmed ceiling with inset spotlights. White suite comprising low level flush wc, pedestal mounted wash hand basin and panel enclosed bath with Victorian telephone style mixer tap and shower attachment. Half tiled walls. Radiator. Airing cupboard. Large obscure double glazed window to rear.

Second Floor

Landing

Smooth skimmed ceiling. Door to:

Master Bedroom Suite

18' 8" x 11' 9" (5.69m x 3.58m)

Smooth skimmed vaulted ceiling. Dual aspect with double glazed windows to front and rear. Door to walk-in wardrobe with hanging space and radiator. Door to en-suite bathroom.

En-Suite Bathroom

Smooth skimmed ceiling with inset spotlights. White suite comprising low level flush wc, pedestal wash hand basin and panel enclosed bath with Victorian style taps. Half tiled walls. Radiator. Obscure double glazed window to front.

Outside

Rear Garden

Southerly aspect garden laid mainly to lawn with patio area, enclosed by wood panel fencing with gated access to rear.

Front Garden

Mainly laid to lawn with privet hedge border.

Garage

Situated in block to rear with up and over door.

PRELIMINARY DETAILS - NOT YET APPROVED AND MAYBE SUBJECT TO CHANGES



Please note 1. When making an appointment to view, please verify with us that the information you have is up to date and coincides with your expectations. 2. None of the statements contained in these particulars are to be relied on as statements of fact. Areas, measurements of distances are given as guide only. 3. Unless otherwise stated, we have not tested any of the equipment, appliances or services to this property nor do we have any knowledge of any defects. 4. Potential purchasers are strongly advised to commission their own investigations into general condition of the property and to check critical dimensions for themselves, especially if ordering carpets or fitted furniture.

Attractive four bedroom town house with garage and private south facing rear garden, situated in small exclusive development

- * Spacious lounge dining room
- * Kitchen with integrated appliances
- * Large master suite with walk in wardrobe and en-suite bathroom
- * Three further spacious bedrooms with built in wardrobes
- * Large family bathroom
- * Private south facing rear garden
- * Garage en block
- * Energy Efficiency Rating C