



Weavers Orchard, Arlesey, Bedfordshire. SG15 6PD





4 Bedroom Semi-Detached House

Guide Price £425,000 Freehold

Located in a pleasant cul-de-sac location and close to local amenities, is this modern four bedroom semi-detached family home.

- A generous family home
- Four good sized bedrooms
- Two en-suites
- Accommodation over three floors
- Fitted kitchen/dining room
- Bright living room
- Garage and parking
- South facing rear garden
- Close to local amenities
- Awaiting EPC. Council tax band E



GROUND FLOOR

Entrance Hall:

A welcoming entrance hall with area for coats. Access to under stairs cupboard. Access to first floor. Radiator. Carpet as fitted.

Cloakroom:

A two piece cloakroom with low level wc and wall mounted hand wash basin. Tiled splash back. Extractor fan. Laminate flooring.

Living Room:

Abt. 16' 9" x 10' 9" (5.11m x 3.28m) A bright and spacious room. Double glazed windows to front and side. Radiator. Carpet as fitted.

Kitchen/Dining Room:

Abt. 19' 9" x 9' 8" (6.02m x 2.95m) The kitchen offers ample eye and base level units with worktop. There is an integrated tower oven with separate hob and extractor fan plus slimline dishwasher. There is also space for a fridge/freezer. One bowl stainless steel sink with drainer. Cupboard housing boiler. Radiator. Double glazed window to rear. Tiled flooring. This then opens up on to the dining area that offers a sizeable space for entertaining and double glazed French doors that open on to the rear garden. Laminate flooring.

FIRST FLOOR

Landing:

Access to airing cupboard and second floor. Carpet as fitted.

Bedroom Two:

Abt. 11'6 x 9'7 (3.51m x 2.93m) A spacious double bedroom with en-suite. Double glazed window to rear. Radiator. Carpet as fitted.

Bedroom Three:

Abt. 9' 9" x 9' 7" (2.97m x 2.92m) A double bedroom. Double glazed window to front. Radiator. Carpet as fitted.

Bedroom Four:

Abt. 9' 9" x 6' 9" (2.97m x 2.06m) Double glazed window to rear. Radiator. Carpet as fitted.

Family Bathroom:

A three piece suite with low level wc, pedestal hand wash basin and paneled bath with shower attachment. Heated towel rail. Extractor fan. Double glazed window to front. Laminate flooring.

SECOND FLOOR

Landing:

A sizeable area with access to eaves. Carpet as fitted.

Bedroom One:

Abt. 18' 4" x 9' 7" (5.59m x 2.92m) A large master bedroom with en-suite. Radiator. Two double glazed Velux windows to front. Radiator. Carpet as fitted.

En-Suite:

Three piece suite that offers low level wc, pedestal hand wash basin with vanity unit under and fully tiled shower cubicle. Heated towel rail. Extractor fan. Double glazed Velux to rear. Tiled flooring

OUTSIDE**Front:**

A beautifully landscaped frontage with path leading to front door. Access to rear garden.

Rear Garden:

A south facing garden with patio and decking area creating two entertaining spaces. The rest is laid to lawn with a side passage to the front of the property.

Garage/Parking:

A single garage with parking to the front There is also the option of parking to the front of the property.

Additional Information:**Estate Charge:**

Please note that there is an estate service charge of approximately £50 per month.

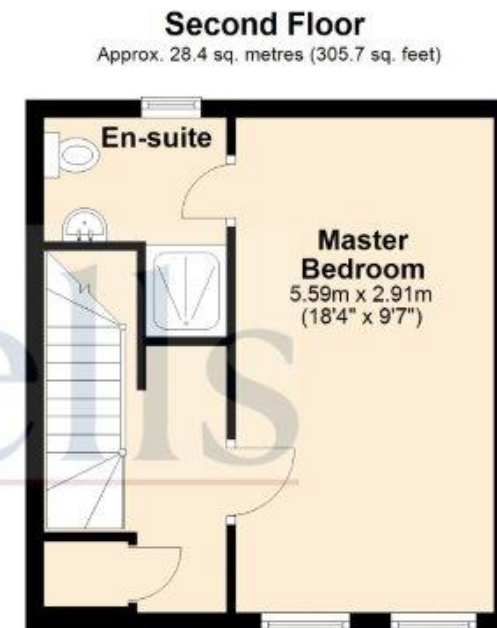
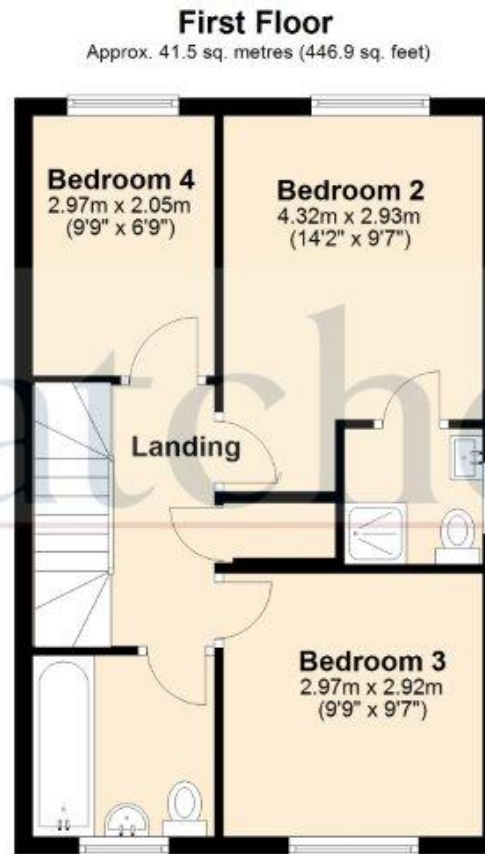
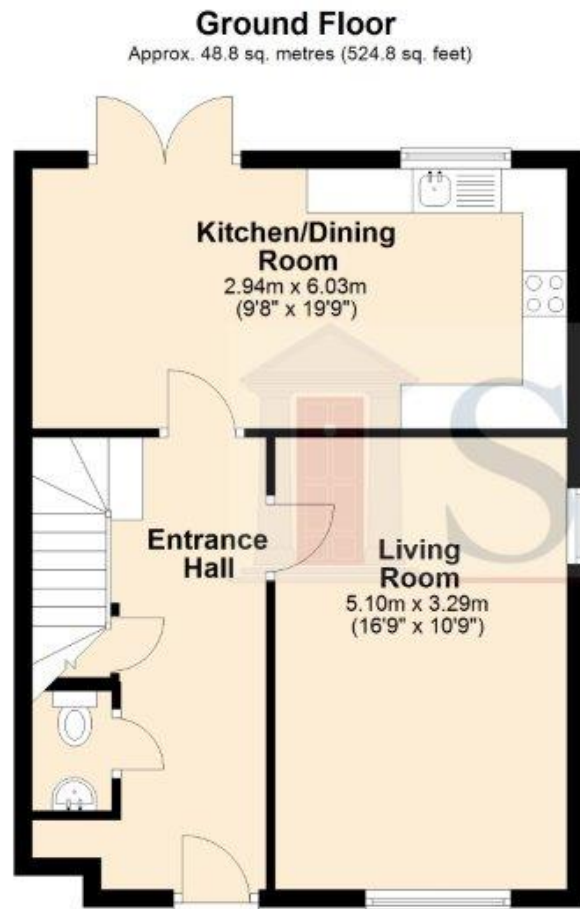
Agents Note:

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





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.



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.