



Carters Way, Arlesey, Bedfordshire.





## 4 Bedroom Semi-Detached House

### Guide Price £416,500 Freehold

Satchells are proud to present this four double bedroom semi detached family home that is located in a quiet cul-de-sac and positioned within easy walking distance of the mainline railway station.

- Large family home
- Four double bedrooms
- Living room with feature fireplace
- Dining room
- Spacious kitchen
- Ground floor study/bedroom five
- South west facing rear garden
- Driveway for two cars
- Walking distance to Arlesey railway station
- EPC rating E. Council tax band D



## **Ground Floor**

### **Entrance Porch:**

Window to front aspect. Part glazed timber door to:

### **Hall:**

Stairs to first floor. Door to dining room.

### **Dining Room:**

Abt. 15'11 x 11' (4.85m x 3.35m) Spacious room with double glazed window with shutters to the front. Carpet as fitted.

### **Living Room:**

Abt. 19'6 x 12'6 (5.94m x 3.86m) A light and airy room. Feature brick fireplace with gas fire and tiled hearth. Double glazed sliding doors to garden. Carpet as fitted.

### **Kitchen:**

Abt. 16' x 12'5 (4.88m x 3.78m) This kitchen offers a range of wall and base units. Work surface incorporating single drainer composite sink unit with waste disposal. Space for cooker, fridge freezer, dishwasher, washing machine and tumble dryer. Wall mounted gas boiler. Access to under stairs storage. Double glazed window to front aspect. Barn-style double glazed door to the side aspect. Laminate flooring.

### **Shower Room:**

Spacious shower room with double width walk in shower cubicle that also houses a bidet. Low level WC and pedestal hand wash basin. Fully tiles walls. Double glazed window to side aspect. Tilled floor.

### **Study/Bedroom Five:**

Abt. 10'8 x 9'7 (3.25m x 2.92m) Currently being used as a study with the potential to be a fifth bedroom. Built in storage. Double glazed window to side aspect and double glazed sliding doors to rear garden. Laminate flooring.

## **First Floor**

### **Landing:**

A bright landing with functioning skylight. Access to loft. Storage cupboard. Carpet as fitted.

### **Bedroom One:**

Abt. 11'0 x 9'11 (3.35m x 3.02m) A well portioned bedroom with double glazed window to front aspect. Radiator. Carpet as fitted.

### **Bedroom Two:**

Abt. 10'5 x 10'1 (3.17m x 3.07m) Double glazed window to rear aspect. Radiator. Carpet as fitted.

**Bedroom Three:**

Abt. 12'5 x 9'11 (3.78m x 3.02m) A double bedroom offering built in storage. Double glazed window to rear aspect. Radiator. Carpet as fitted.

**Bedroom Four:**

Abt. 15'11 x 9' (4.85m x 2.74m) A large double bedroom with double glazed window to front. Radiator. Carpet as fitted.

**Family Bathroom:**

A white three piece suit comprising panelled bath, pedestal hand wash basin and low level WC. Extractor fan. Part tiled walls.

**External****Front:**

Off road parking for two cars enclosed by hedging.

**Rear Garden:**

A sunny garden with patio and well established lawn. Space for garden shed. Outside tap and electric point.

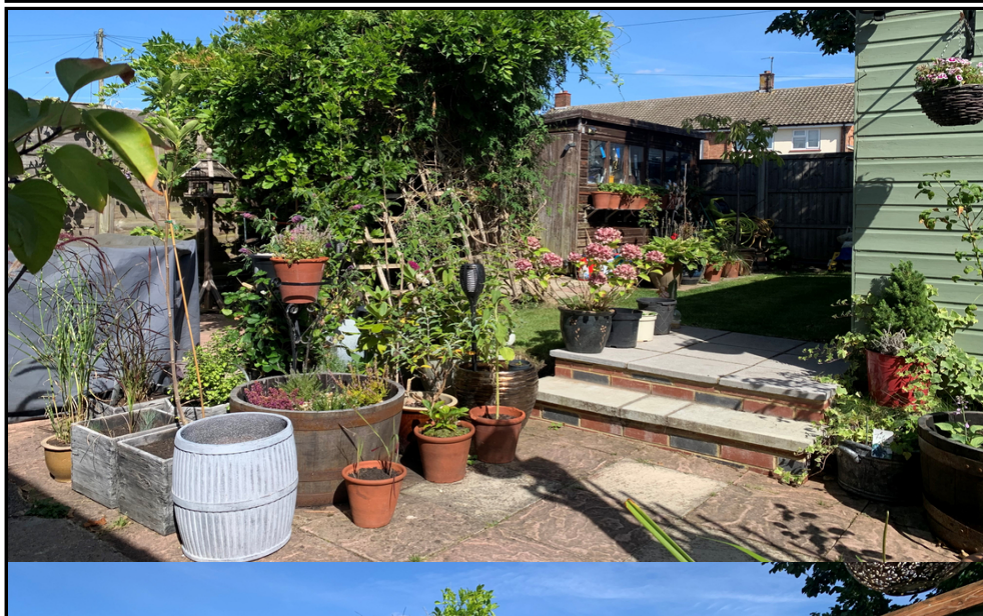
**Workshop:**

Abt. 13'6 x 7'6 (4.11m x 2.29m) A well built workshop with power, lighting and WIFI. This may be taken by the vendors.

**Agents Note:**

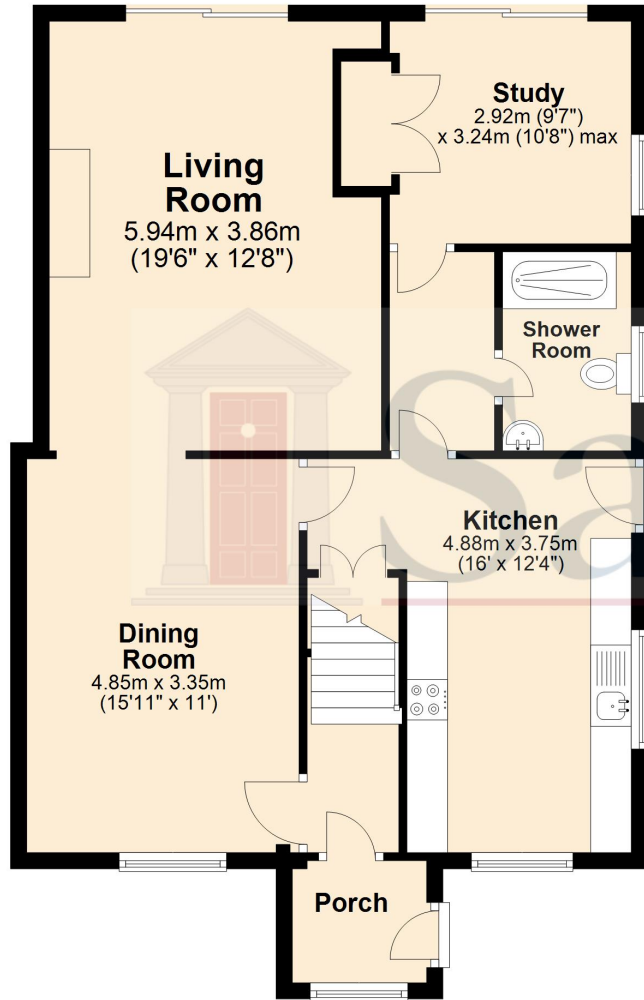
Draft particulars yet to be approved by the vendor and may be subject to change.





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.

### 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.