



# Carters Way

Arlesey,  
Bedfordshire, SG15 6UG  
£416,500

COUNTRY PROPERTIES  
PART OF HUNTERS

A four bedroom extended semi detached family situated in the village of Arlesey. The property has a double storey extension to the rear, off street parking for one car and within walking distance to Arlesey station. This property is a ideal family home and walking distance to local schools.

- Four bedroom semi detached house
- First floor bathroom
- Two seperate reception rooms
- Good size kitchen
- Walking distance to the station
- Study / bedroom 5 on ground floor
- Ground floor shower room
- Private rear garden and workshop
- Four double bedrooms on first floor
- Close to local schools



## Ground Floor

### Entrance

Covered porch with brick pillar and tiled floor. Double glazed window to front. Entrance via wood door leading into:

### Entrance Hall

Stairs rising to first floor. Double glazed window to front. Door into:

### Dining Room

15' 11" x 11' (4.85m x 3.35m)  
Radiator. Double glazed window to front with shutters. Ornate cornicing and archway to:

### Living Room

19' 6" x 12' 6" (5.94m x 3.86m)  
Sliding patio doors to rear, shutters, brick feature chimney breast with gas fire on tiled hearth and ornate cornicing.

### Kitchen

16' x 12'5" (4.88m x 3.78m)  
A range of wall and base level units providing storage with worksurfaces and tiled splashbacks. Laminate floor. Space for appliances. Wall mounted boiler. Double-glazed window to the front and barn-style double-glazed door to the side. Under stair cupboard.

### Shower Room

Modern shower room, double-glazed to side, double shower cubicle, bidet, low level flush wc and pedestal mounted wash hand basin. Double glazed window to side. Wall mounted chrome towel rail. Tiled walls and floor.



## Study / Bedroom 5

10' 8" x 9' 7" (3.25m x 2.92m)

Built-in storage, laminated floor.

Double glazed patio doors opening into rear garden. Double glazed window to side.

## First Floor

### Landing

Doors to all rooms. Skylight with opening. Loft hatch. Cupboard.

### Bedroom 1

11' 0" x 9' 11" (3.35m x 3.02m)

Double-glazed to front.

### Bedroom 2

10' 5" x 10' 1" (3.17m x 3.07m)

Double-glazed to rear.

### Bedroom 3

12' 5" x 9' 11" (3.78m x 3.02m)

Double-glazed to rear. Built in wardrobes.



## Bedroom 4

15' 11" x 9' 0" (4.85m x 2.74m)  
Double-glazed to front. Built in wardrobes.

## Family Bathroom

Three piece white suite with low level flush wc, wall mounted wash hand basin and panel enclosed bath. Radiator. Part tiled walls.

## Outside

### Rear Garden

Patio leading to lawn. Outside tap and electrical socket. Garden sheds. Enclosed by wood panel fencing with gated access to side.

### Front Garden

Off road parking, with hedging to front.

## Workshop

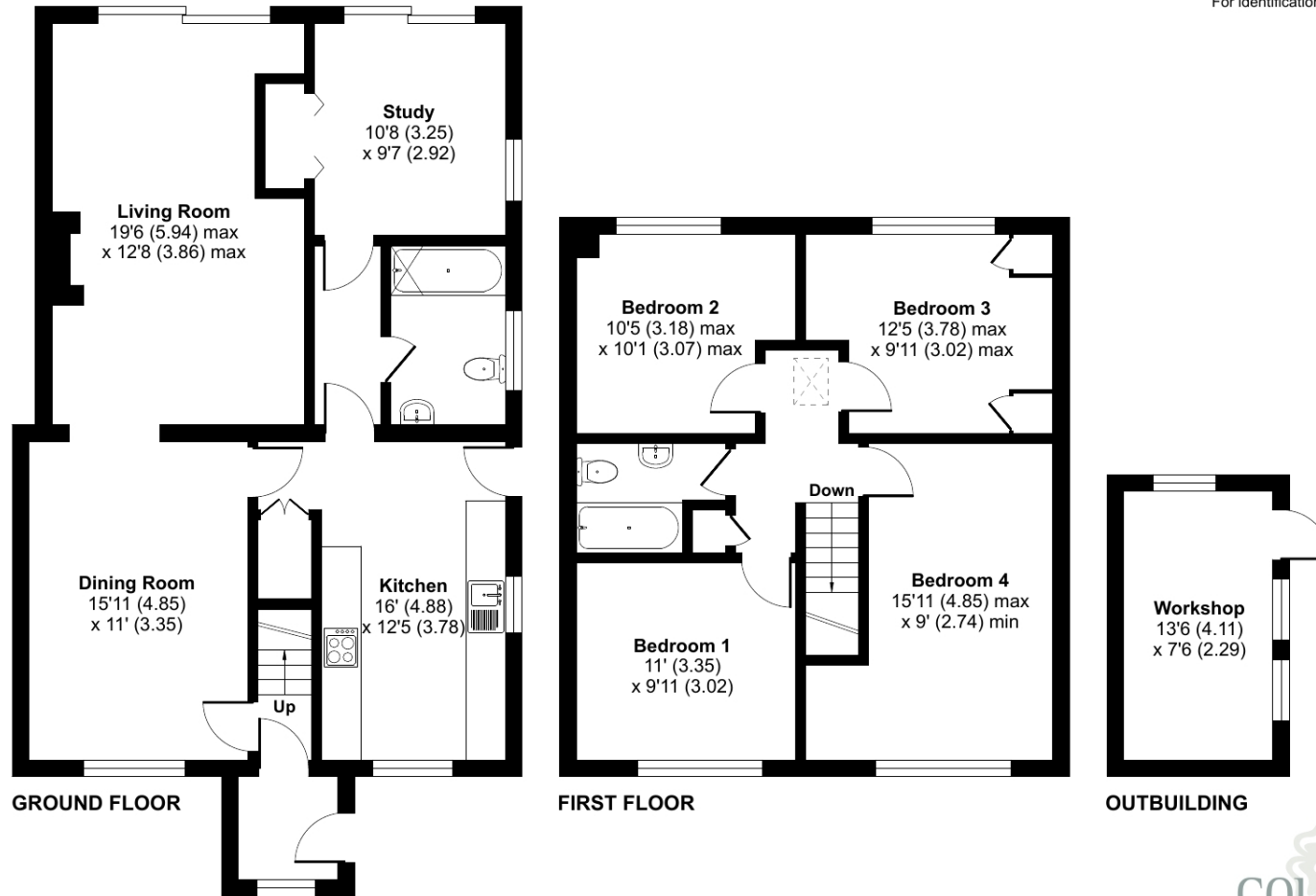
13' 6" x 7' 6" (4.11m x 2.29m)  
Power, lights, wifi.  
The vendor may take the workshop with them.



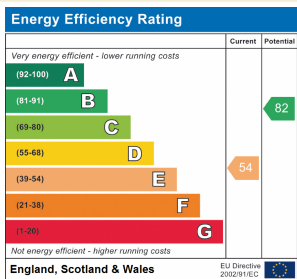


Approximate Area = 1522 sq ft / 141.4 sq m  
 Outbuilding = 101 sq ft / 9.4 sq m  
 Total = 1623 sq ft / 150.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Country Properties. REF: 984688



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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