



Little Close, Arlesey, Bedfordshire. SG15 6AB





4 Bedroom Detached House

Guide Price £585,000 Freehold

Early viewing is strongly advised on this immaculately presented detached family home located in a private cul-de-sac in the popular village of Arlesey, within easy reach of all commuter routes.

The spacious accommodation comprises a welcoming reception hall, cloakroom, a light and airy sitting room with bay window and an impressive kitchen/dining/family room with integrated appliances and separate utility to the ground floor. Upstairs are four generous double bedrooms, the principal with en-suite shower room, and a family bathroom. Externally is a good size, low maintenance rear garden, double garage, that is currently utilised as a fully insulated workshop, and driveway parking for 4 cars. Further benefits include underfloor heating to the ground floor and double glazing.

- Impressive detached family home
- Four double bedrooms
- En-suite to principal bedroom
- Spacious kitchen/dining/family room
- Utility room
- Light and airy sitting room
- Double garage/workshop
- Driveway parking for 4 cars
- Low maintenance gardens
- Awaiting EPC. Council tax band E

Ground Floor

Front Door:

Double glazed front door.

Reception Hall:

Abt. 11' 3" x 15' 5" (3.43m x 4.70m) A large, welcoming reception hall with a triple width cloaks cupboard. Double glazed window to side. Stairs to first floor. Carpet as fitted with underfloor heating.

Cloakroom:

A white suite comprising a vanity unit with inset wash hand basin and low level WC. Tiled splashback area. Double glazed window to side. Extractor fan. Inset ceiling lights. Tiled flooring with underfloor heating.

Sitting Room:

Abt. 13' 1" x 13' 10" (3.99m x 4.22m) A light and airy sitting room with double glazed bay window to front. Television point. Telephone point. Carpet as fitted with underfloor heating.

Kitchen/Dining/Family Room:

Abt. 24' 8" x 11' 6" (7.52m x 3.51m) A superb kitchen/dining/family room that offers an excellent space for entertaining and comprises a comprehensive range of eye and base level units with ample work surfaces, incorporating a breakfast bar, and under cupboard lighting. 'Blanco' composite one and a half bowl sink unit. Built in four ring gas hob, double electric oven and extractor hood. Integrated fridge/freezer and dishwasher. Tiled splashback area. Double glazed window to rear. Double glazed French doors leading to the rear garden. Television point. Double width cupboard housing the gas boiler. Solid wood flooring with underfloor heating.

Utility Room:

Abt. 8' 1" x 6' 7" (2.46m x 2.01m) Fitted with a range of eye and base level units to match those of the kitchen. Plumbing for an automatic washing machine. Tiled splashback area. Double glazed door and window to side. Tiled flooring with underfloor heating.

First Floor

Landing:

Double glazed window to side. Access to a boarded loft space with a retractable ladder. Carpet as fitted.

Principal Bedroom:

Abt. 12' 5" x 15' 2" (3.78m x 4.62m) Double glazed window to rear. Wall mounted electric radiator. Carpet as fitted.

En-Suite:

Abt. 7' 11" x 4' 1" (2.41m x 1.24m) A white suite comprising a fully tiled double width shower cubicle with shower, vanity unit with inset wash hand basin and low level WC. Heated towel rail. Double glazed window to side. Extractor fan. Tiled splashback area. Inset ceiling lights. Tiled flooring.

Bedroom Two:

Abt. 11' 11" x 11' 7" (3.63m x 3.53m) Double glazed window to rear. Wall mounted electric radiator. Carpet as fitted.

Bedroom Three:

Abt. 11' 11" x 10' 9" (3.63m x 3.28m) Double glazed window to front. Wall mounted electric radiator. Carpet as fitted.

Bedroom Four:

Abt. 12' 5" x 8' 3" (3.78m x 2.51m) Double glazed window to front. Wall mounted electric radiator. Carpet as fitted.

Family Bathroom:

Abt. 7' 7" x 6' 2" (2.31m x 1.88m) A white three piece suite comprising a panelled bath with mixer tap, thermostatic shower over and glass screen. Vanity unit with inset wash hand basin and low level WC. Heated towel rail. Part tiled walls. Double glazed window to side. Extractor fan. Inset ceiling lights. Tiled flooring.

Outside**Front Garden:**

Artificial lawn and path to front door. Double width driveway leading to the garage/workshop that provides off road parking for 4 cars.

Rear Garden:

An attractive, good size and low maintenance rear garden. Paved patio area. Artificial lawn. Three mature palm trees. Outside light. Outside tap. External power points. Timber shed to remain. Gated side access.

Double Garage:

Abt. 16' 7" x 16' 1" (5.05m x 4.90m) Currently converted into a fully insulated workshop/hobby room with power and light. Air conditioning and heating unit. Double glazed window to side. Personal door to rear garden. Laminate flooring. The double doors to the front of the garage have been retained should you wish to restore to a garage.

Additional Information:**Agents Note:**

Little Close is a private road of just 10 houses centrally located within the village of Arlesey. Please note there is a contribution towards the upkeep of the private road currently set at £150 per annum.

Agents Note:

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

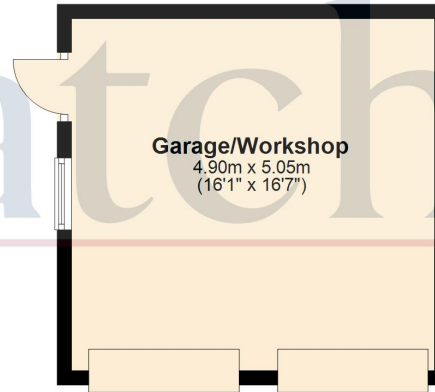
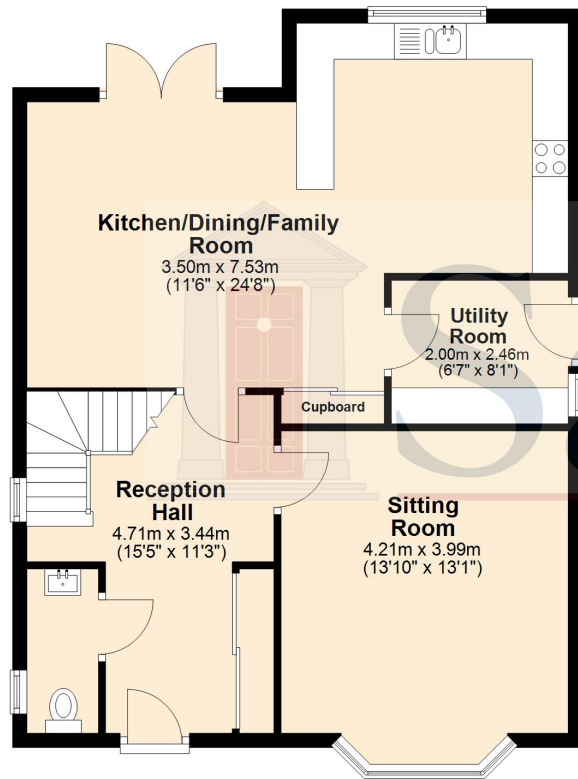




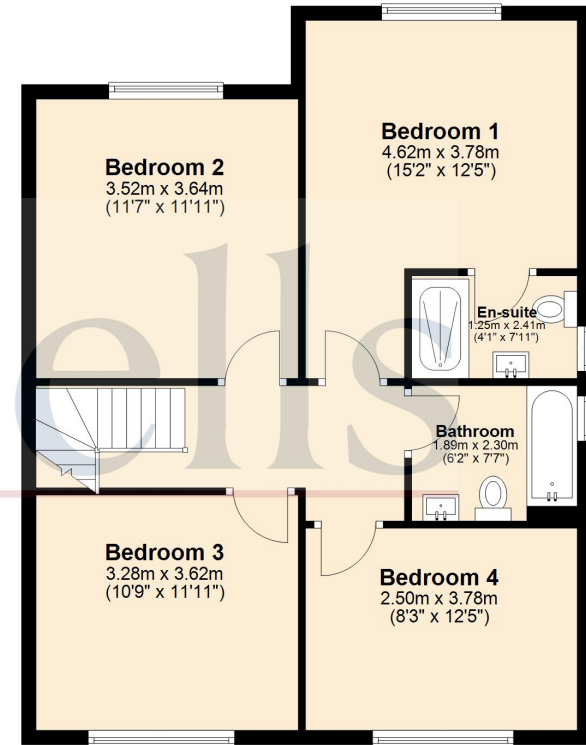
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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 illustration 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.