



Cooper Croft, Arlesey, Bedfordshire. SG15 6BB





3 Bedroom Detached House

Guide Price £440,000 Freehold

A stunning detached family home recently built by Cala Homes and located within a pleasant cul-de-sac within easy access of the mainline railway station.

The beautifully presented interior comprises entrance hall, cloakroom, a dual aspect living room with bay window and a stunning kitchen/dining room with integrated appliances and Silestone work tops to the ground floor. To the first floor are three generous bedrooms, the principal with an en-suite shower room, and a family bathroom suite. Externally is a low maintenance south facing rear garden, an attractive frontage and driveway parking for two-three cars.

- Immaculate detached home
- Three generous bedrooms
- En-suite to principal bedroom
- Dual aspect living room
- Superb kitchen/dining room
- Ground floor cloakroom
- Family bathroom
- Low maintenance gardens
- Driveway parking
- EPC rating B. Council tax band E

Ground Floor:**Front Door:**

Double glazed front door.

Entrance Hall:

Cloaks cupboard. Stairs to first floor. Radiator. Amtico flooring.

Cloakroom:

A white suite comprising low level WC with concealed cistern and wash hand basin. Heated towel rail. Part tiled walls. Large under stairs storage cupboard with light. Double glazed window to rear. Inset ceiling lights. Amtico flooring.

Living Room:

Abt. 18' 10" x 13' 10" (5.74m x 4.22m) A spacious dual aspect living room with double glazed bay window to side and double glazed window to front. Two radiators. Media points. Carpet as fitted.

Kitchen/Dining Room:

Abt. 18' 10" x 11' 10" (5.74m x 3.61m) A superb kitchen/dining room comprising a comprehensive range of eye and base level soft close units and drawers with ample Silestone worktops. Inset stainless steel one and a half bowl sink unit. Built-in induction hob with extractor hood over. Built-in eye level electric oven. Integrated fridge/freezer, washing machine and dishwasher. Dual aspect double glazed windows to front and side. Double glazed French doors lead to the rear garden. Inset ceiling lights. Radiator. Amtico flooring.

First Floor:**Landing:**

Double glazed window to rear. Airing cupboard with added shelving. Carpet as fitted.

Principal Bedroom:

Abt. 13' 7" x 9' 3" (4.14m x 2.82m) Double glazed window to side. Built-in wardrobe. Radiator. Carpet as fitted.

En-Suite:

A white suite comprising a fully tiled walk-in shower with thermostatic shower and glass screen, pedestal wash hand basin and low level WC with concealed cistern. Shaver point. Heated towel rail. Part tiled walls. Double glazed window to rear. Extractor fan. Inset ceiling lights. Tiled flooring.

Bedroom Two:

Abt. 10' 8" x 8' 11" (3.25m x 2.72m) Double glazed window to side. Radiator. Loft access. Television and FM points. Telephone point. Carpet as fitted.

Bedroom Three:

Abt. 9' 11" x 9' 8" (3.02m x 2.95m) Double glazed window to front. Built-in wardrobe. Radiator. Television and FM points. Carpet as fitted.

Family Bathroom:

A white suite comprising panelled bath with mixer tap and shower attachment and glass shower screen, pedestal wash hand basin and low level WC with concealed cistern. Part tiled walls. Shaver point. Double glazed window to rear. Extractor fan. Heated towel rail. Inset ceiling lights. Tiled flooring.

Outside:**Front Garden:**

An attractive frontage, well stocked with a variety of flowers and plants. A path leads to the front door.

Rear Garden:

An attractive, enclosed garden with a paved patio area that leads to an artificial lawn. Timber shed to remain. Gated side access.

Driveway:

A block paved driveway provides off road parking for 2/3 cars.

Additional Information:**Agents Note:**

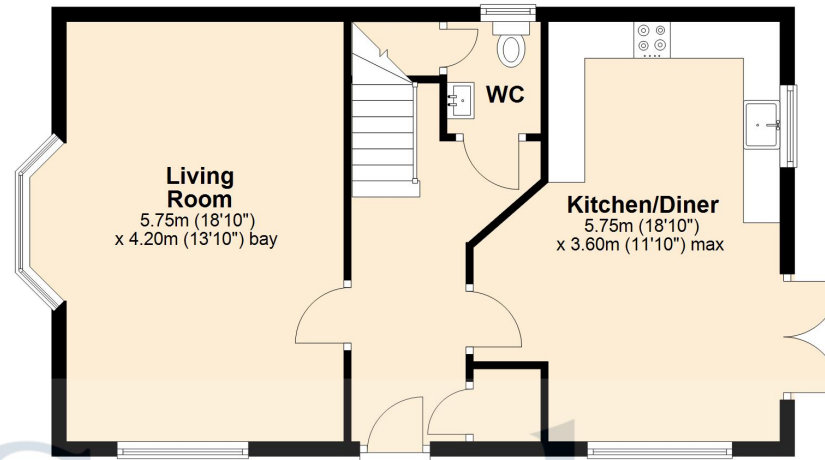
Draft details yet to be approved by the vendor and may be subject to change.



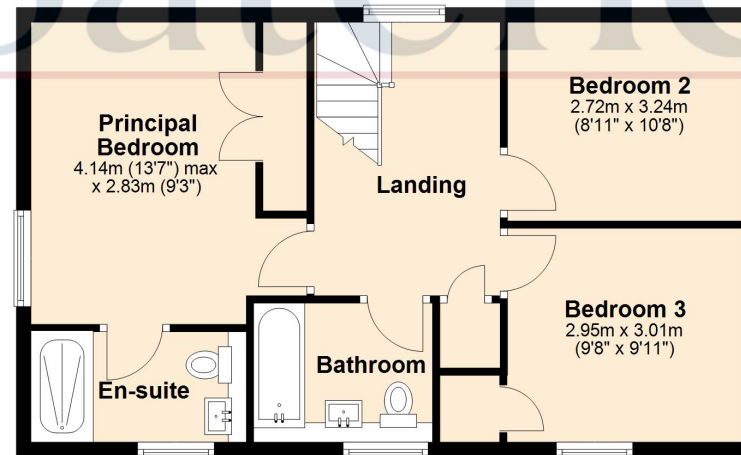


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

Ground Floor



First Floor



Total area: approx. 112.5 sq. metres (1211.1 sq. feet)

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.