



7 Wesley Close, Arlesey, Bedfordshire. SG15 6SQ

 **Satchells**



## 3 Bedroom End of Terrace House

### Guide Price £320,000 Freehold

Early viewing is advised on this modern three bedroom end terrace home tucked away in a cul-de-sac in the centre of Arlesey, allowing easy access to the larger towns of Hitchin and Letchworth and all commuter routes.

The accommodation is well proportioned with the ground floor comprising entrance hall, a refitted kitchen, good size living room and a bright and airy garden room with French doors leading out to the rear garden. Upstairs, there are three bedrooms, the main one with a useful walk-in wardrobe, and a refitted bathroom with spa bath and separate shower cubicle. Externally are attractive gardens to the front and rear with fitted sprinkler system, allocated parking and additional visitors spaces. This property also benefits from an EV charging point.

- Modern end terrace home
- Three bedrooms
- Two reception rooms
- Refitted kitchen
- Refitted four piece bathroom
- Allocated and visitor parking
- Attractive gardens
- Gas central heating
- Double glazing
- EPC rating D. Council tax band C

## **Ground Floor**

### **Front Door:**

Double glazed front door.

### **Entrance Hall:**

Stairs to first floor. Radiator. Solid wood flooring.

### **Living Room:**

Abt. 14' 8" x 12' 10" (4.47m x 3.91m) A good sized living room with hardwood double glazed doors leading through to the garden room. Double glazed window to rear. Feature fireplace with inset gas fire. Radiator. Coved ceiling. Solid wood flooring.

### **Garden Room:**

Abt. 11' 7" x 7' 6" (3.53m x 2.29m) A light and airy room with part vaulted ceiling and dual aspect double glazed windows. Double glazed French doors leading to the rear garden. Radiator. Solid wood flooring.

## **Kitchen:**

Abt. 9' 7" x 6' 8" (2.92m x 2.03m) A fitted kitchen comprising a good range of eye and base level units with ample worksurfaces. Single drainer stainless steel sink unit. Built in four ring gas hob, electric oven and extractor hood. Space for fridge/freezer. Plumbing for automatic washing machine and dishwasher. Tiled splashback. Wall mounted gas boiler. Double glazed window to front. Tiled flooring with under floor heating.

## **First Floor**

### **Bedroom One:**

Abt. 11' 4" x 9' 7" (3.45m x 2.92m) Double glazed window to front. Walk-in wardrobe area. Radiator. Laminate flooring.

### **Bedroom Two:**

Abt. 9' 8" x 7' 0" (2.95m x 2.13m) Double glazed window to rear. Radiator. Laminate flooring.

### **Bedroom Three:**

Abt. 8' 0" x 7' 1" (2.44m x 2.16m) Double glazed window to rear. Radiator. Laminate flooring.

**Bathroom:**

A refitted four piece suite comprising a double ended spa bath, fully tiled shower cubicle with rainfall shower, vanity unit with inset wash hand basin and low level WC with concealed cistern. Double glazed window to side. Heated towel rail. Inset ceiling lights. Fully tiled walls and flooring.

**Outside****Front Garden:**

A good size front garden that is mainly laid to lawn with attractive flower borders. Integrated watering system. Path to front door. EV charging point.

**Rear Garden:**

A low maintenance rear garden that is a mix of patio and decorative stone with raised flower beds. Outside light. External power socket. Integrated watering system. Gated side access.

**Parking:**

Allocated parking and visitor spaces.

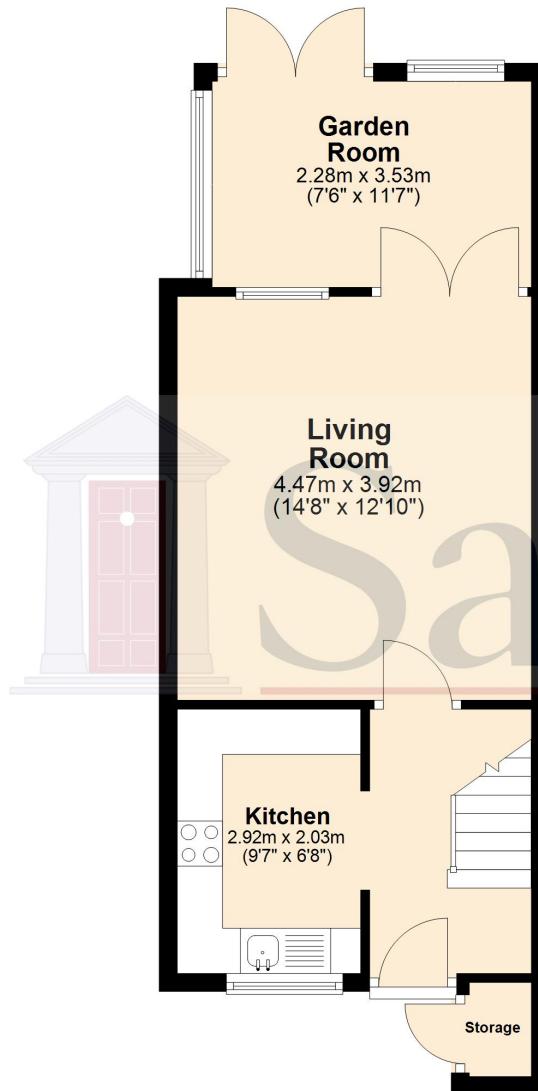
**Agents Note:**

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

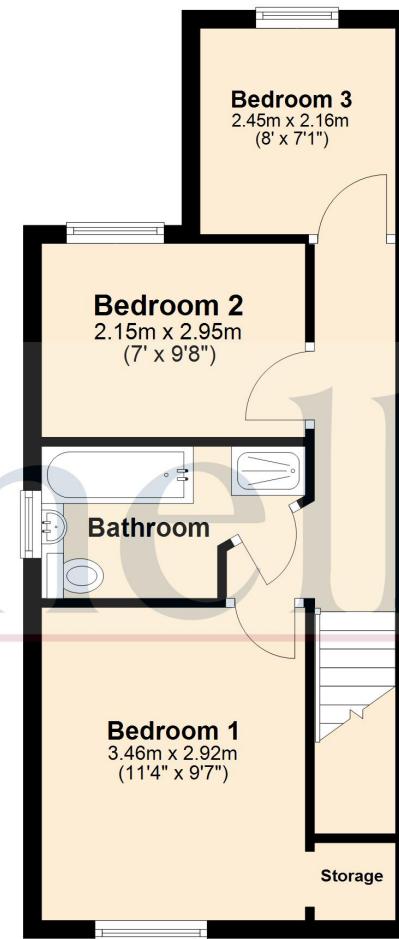


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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