



Turnpike Grove, Henlow, Bedfordshire. SG16 6LU

Satchells



4 Bedroom Detached House

Guide Price £550,000 Freehold

Built in 2021 by Wheatley homes 'The Cooper' is a delightful four bedroom detached family home located on the small Victoria Cross development in the sought after village of Henlow, less than a mile from Arlesey main line railway station.

The super, immaculately presented accommodation comprises a welcoming entrance hall, cloakroom and a spacious living room with double doors leading through to the fully fitted kitchen/dining/family room, with integrated appliances, on the ground floor. To the first floor are four generous bedrooms, the principal with en-suite shower room, and a family bathroom. Externally is an attractive front garden, a private south east facing rear garden and oversized garage with electrically operated door and double width driveway. All in all a fantastic family home that must be viewed internally.

- Modern detached family home
- Sought after village location
- Four generous bedrooms
- En-suite to principal bedroom
- Fully fitted kitchen/dining/family room
- Spacious living room
- Oversized garage with electric door
- Front and rear gardens
- Cul-de-sac location
- EPC rating B. Council tax band E

Ground Floor

Front Door:

Double glazed composite front door.

Entrance Hall:

A welcoming entrance hall. Stairs to the first floor with cupboard under. Dual aspect double glazed windows to front and side. Radiator. LVT flooring.

Cloakroom:

A white suite comprising pedestal wash hand basin and low level WC. Tiled splashback area. Radiator. Extractor fan. Tiled flooring.

Living Room:

Abt. 18' 6" x 11' 6" (5.64m x 3.51m) A light and airy living room with double glazed window to front. Two radiators. Open chimney suitable for a log burner. Television point. Double doors to kitchen/dining/family room. Carpet as fitted.

Kitchen/Dining/Family Room:

Abt. 18' 8" x 16' 5" (5.69m x 5.00m) A stunning kitchen/dining/family room comprising a comprehensive range of eye and base level soft close units with ample work surfaces. Single drainer stainless steel one and a half bowl sink unit. Built in ceramic hob, double electric oven and extractor hood. Integrated fridge/freezer, washing machine and dishwasher. Cupboard housing gas boiler. Tiled splashback area. Double glazed window to rear. Inset ceiling lights. Double glazed French doors leading to the rear garden. Two radiators. Television point. Ceramic tiled flooring.

First Floor

Landing:

Loft access. Airing cupboard. Radiator. Carpet as fitted.

Bedroom One:

Abt. 15' 2" x 10' 8" (4.62m x 3.25m) Double glazed window to front. Built in double wardrobe with sliding doors. Radiator. Television point. Carpet as fitted.

Ensuite:

A white suite comprising a double width shower cubicle with rainfall shower, vanity unit with inset wash hand basin and low level WC with concealed cistern. Shaver point. Heated towel rail. Half tiled walls. Double glazed window to side. Extractor fan. Inset ceiling lights. Tiled flooring.

Bedroom Two:

Abt. 13' 8"max x 9' 7" (4.17m x 2.92m) Double glazed window to rear. Radiator. Carpet as fitted.

Bedroom Three:

Abt. 14' 6"max x 8' 10" (4.42m x 2.69m) Double glazed window to rear. Television point. Radiator. Carpet as fitted.

Bedroom Four:

Abt. 11' 3" max x 7' 9" (3.43m x 2.36m) Double glazed window to front. Radiator. Large storage cupboard. Carpet as fitted.

Family Bathroom:

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

Outside

Front Garden:

Attractive shrubs. Path to front door. Double width block paved driveway. Outside light.

Rear Garden:

A South Easterly facing rear garden with patio area leading to an established lawn. Attractive plant and shrub borders. Blossom tree. Gated side access. Timber shed to remain. Outside tap. External electric socket.

Garage:

Abt. 22' 7" x 11' 7" (6.88m x 3.53m) An attached oversized garage with electric up and over door, pitched roof, power and light. A personal door leads to the rear garden.

Additional Information

Agents Note:

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

Anti-Money Laundering (AML):

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML and financial sanctions check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

Material Information:

We are advised by the seller/landlord/tenant of the following information in good faith but its accuracy is not guaranteed and you should make your own investigations before committing to a sale or letting.

Please note in terms of mobile/phone reception, this is the view of the seller/landlord/tenant based on their current provider.

Water: TBC

Electric: Mains

Drainage: Mains

Flood risk: No. Low

Mobile/Phone: Good - Further information can be found here: <https://checker.ofcom.org.uk/en-gb/>

Tenure: Freehold

Council Tax Band: E

Council tax payable: £3,021.89

Service Charge: £460 per annum

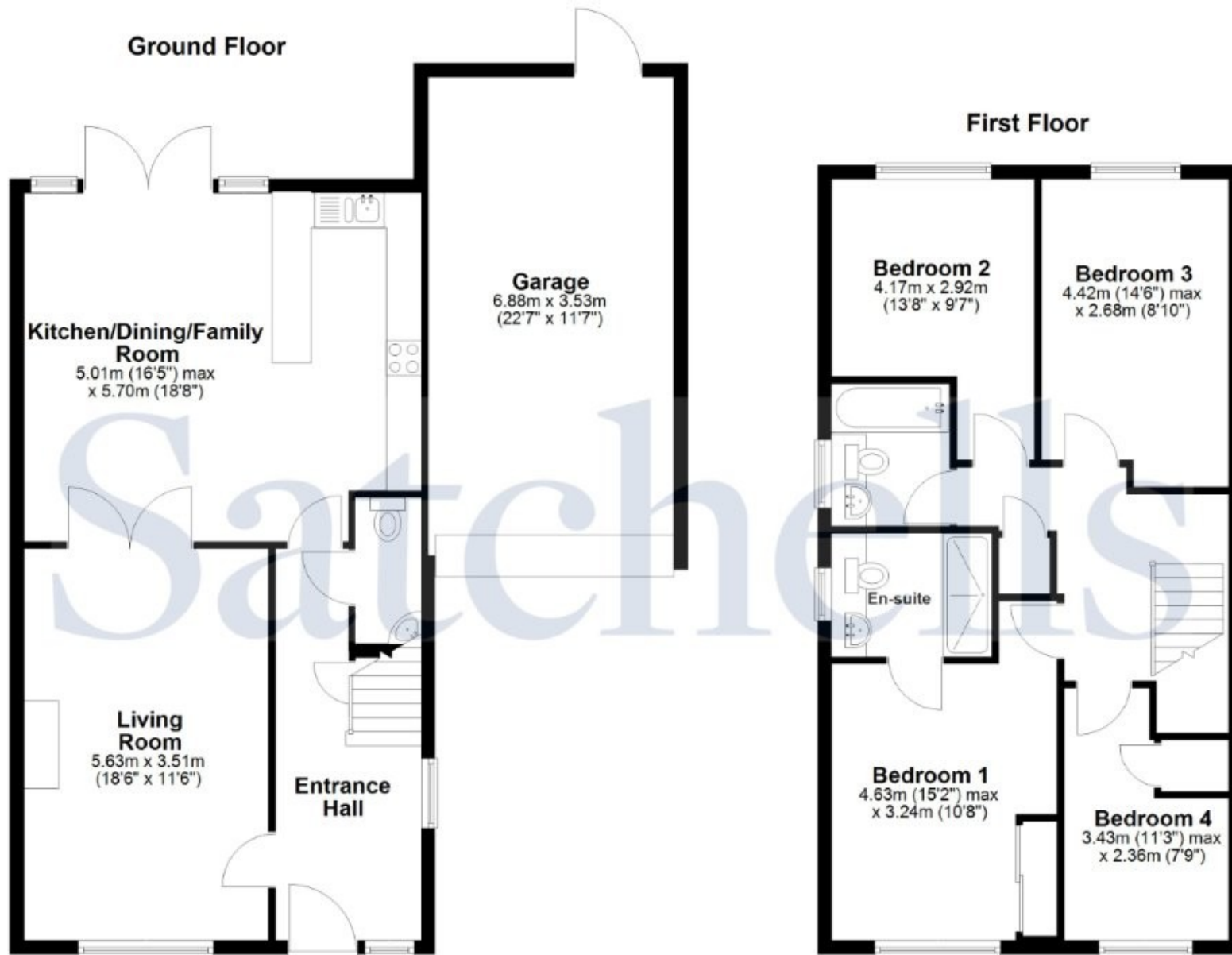
For further material information please contact the office marketing this property.





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For illustration purposes only - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.