



The Poplars, Arlesey, Bedfordshire. SG15 6UW

 **Satchells**



3 Bedroom Terraced House Guide Price £319,500 Freehold

Located in a quiet cul-de-sac within a short stroll of the mainline railway station this beautifully presented three bedroom property with garage must be viewed.

Internally the accommodation comprises entrance hall, a light and airy open plan living room and a refitted 'Wren' kitchen to the ground floor, whilst to the first floor are three bedrooms and a recently refitted bathroom. Externally are gardens to the front and rear and a garage in block with further parking to the front of it. Additional benefits include a new gas boiler that was installed in November 2023, replacement double glazed windows throughout and gas central heating.

- Short walk from train station
- Peaceful cul-de-sac location
- Three bedrooms
- Refitted kitchen
- Refitted bathroom
- Spacious open plan living room
- Garage and parking
- Front and rear gardens
- Ideally positioned for commuter routes
- EPC rating C. Council tax band C

Ground Floor

Front Door:

Double glazed front door.

Entrance Hall:

Cupboard housing a recently installed gas boiler. Vinyl flooring. Door to living room.

Living Room:

Abt. 23' 7" x 13' 8" (7.19m x 4.17m) A good-sized open plan living room with twin aspect double glazed windows to front, double glazed window to rear and a double glazed casement door leading to the rear garden. Television point. Telephone point. A feature spiral staircase leads to the first floor. Two radiators. Coved ceiling. Laminate flooring.

Kitchen:

Abt. 10' 7" x 6' 0" (3.23m x 1.83m) A recently refitted 'Wren' kitchen comprising a good range of eye and base level units with ample work surfaces. Single drainer stainless steel sink unit. Built-in "Miele" hob, "Miele" electric oven and 'Bosch' extractor hood. Plumbing for automatic washing machine. Space for fridge/freezer. Tiled splashback area. Double glazed window to rear. Pine paneled ceiling with inset ceiling lights. Tiled flooring.

First Floor

Landing:

Loft access via a retractable ladder. Vinyl flooring.

Bedroom One:

Abt. 13' 8" x 8' 0" (4.17m x 2.44m) Double glazed window to front. Radiator. Carpet as fitted.

Bedroom Two:

Abt. 8' 11" x 6' 7" (2.72m x 2.01m) Double glazed window to rear. Radiator. Carpet as fitted.

Bedroom Three:

Abt. 8' 11" x 6' 10" (2.72m x 2.08m) Double glazed window to rear. Radiator. Carpet as fitted.

Bathroom:

A refitted suite comprising panelled bath with mixer tap, shower over and glass shower screen, vanity unit with inset wash hand basin and a low level wc with concealed cistern. Shaver point. Extractor fan. Fully tiled walls. Vinyl flooring.

External

Front Garden:

Path to front door. Laid to lawn.



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Rear Garden:

A pleasant, fully enclosed, rear garden with a paved patio area leading to an established lawn. Gated rear access. Timber shed to remain. Outside light.

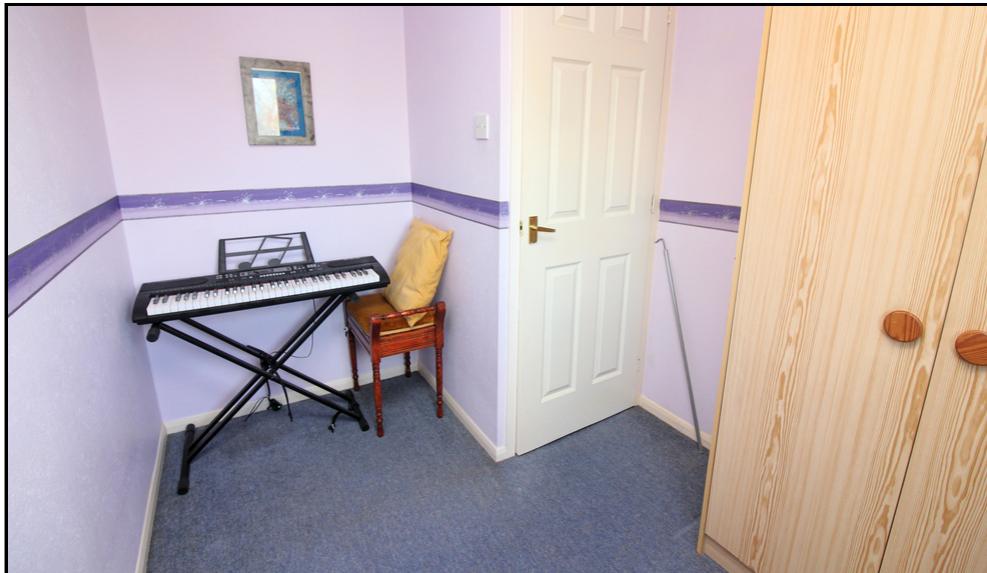
Garage:

A single brick-built garage with up and over door in nearby block with further parking in front for one car.

Agents Note:

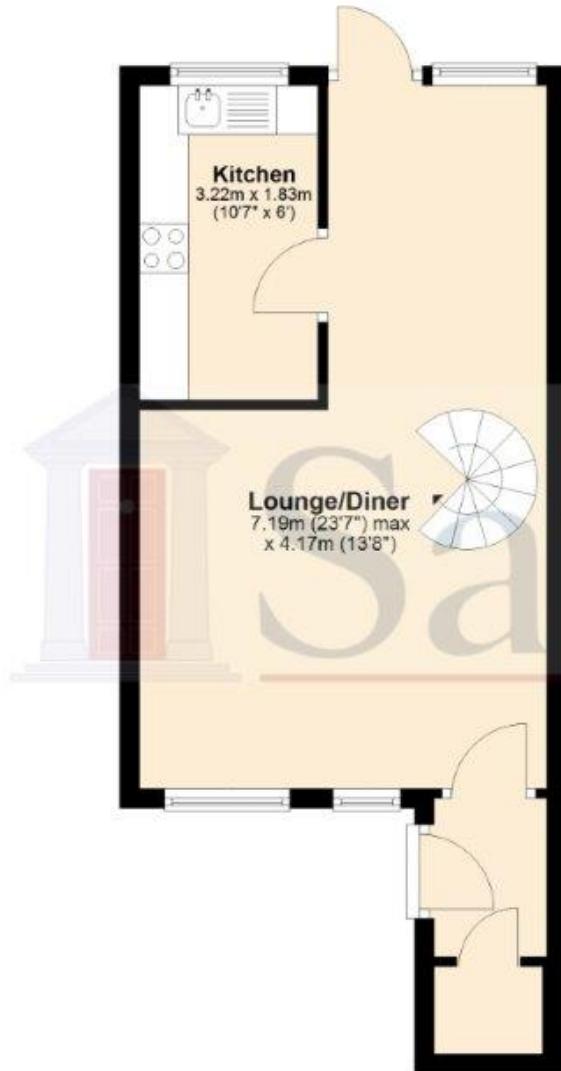
Draft particulars yet to be approved by the vendor and may be subject to change.





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Ground Floor



First Floor



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.

Satchells

47b High Street, Hitchin, Bedfordshire. SG5 4LD

Tel: 01462 733730

E mail: stotfold@satchells.co.uk <https://www.satchells.com/>