



Three Tuns Close

Arlesey,
Bedfordshire, SG15 6AG
£400,000

COUNTRY PROPERTIES
PART OF **HUNTERS**

Set back from the road in a mews style development of just 4 homes. This 3 bedroom home is offered in superb condition throughout and benefits from covered car port parking.

- Stylish re fitted kitchen with integrated appliances and quartz worksurfaces
- Off road parking for two cars
- Private enclosed South-East facing garden
- Offered with no upward chain
- Fantastic presentation throughout – Just move in!
- Useful Cloakroom



Ground Floor

Entrance Hall

Wood effect flooring. Stairs raising to first floor. Under stairs storage cupboard. Radiator. Storage cupboard. Doors to kitchen/diner, lounge and cloakroom.

Cloakroom

Low-level WC, wash hand basin with tiled splashbacks. Ceramic tiled flooring. Radiator. Extractor fan.

Kitchen

4.09m x 3.73m (13' 5" x 12' 3")
Stylish re-fitted kitchen comprising wall and base units with quartz worksurface over and upstands. Butler sink with mixer tap over. Eye level electric oven and combination microwave oven. Gas hob with quartz splash back and extractor fan over. Integrated dishwasher and washing machine. Space for fridge/freezer. Breakfast bar with quartz worksurface and integrated wine cooler. Ceramic tiled flooring. Multi-paned double glazed window to front and side. Radiator.



Living Room

6.05m x 3.61m (19' 10" x 11' 10")

Multi-paned double-glazed window to rear and multi-paned double doors with wing windows on to rear garden. Wood effect flooring. Two radiators. Under stairs storage cupboard.

FIRST FLOOR

Landing

Loft access

Bedroom 1

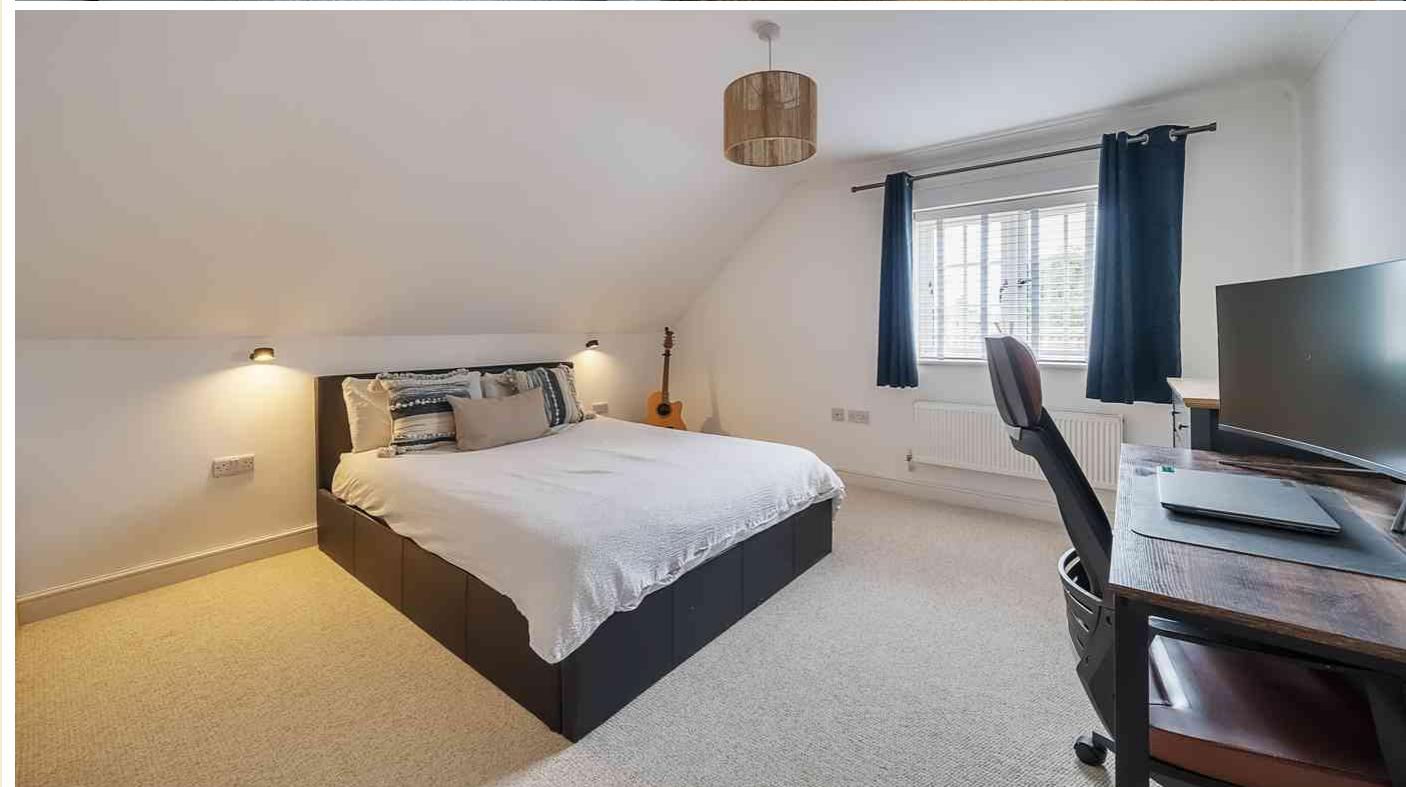
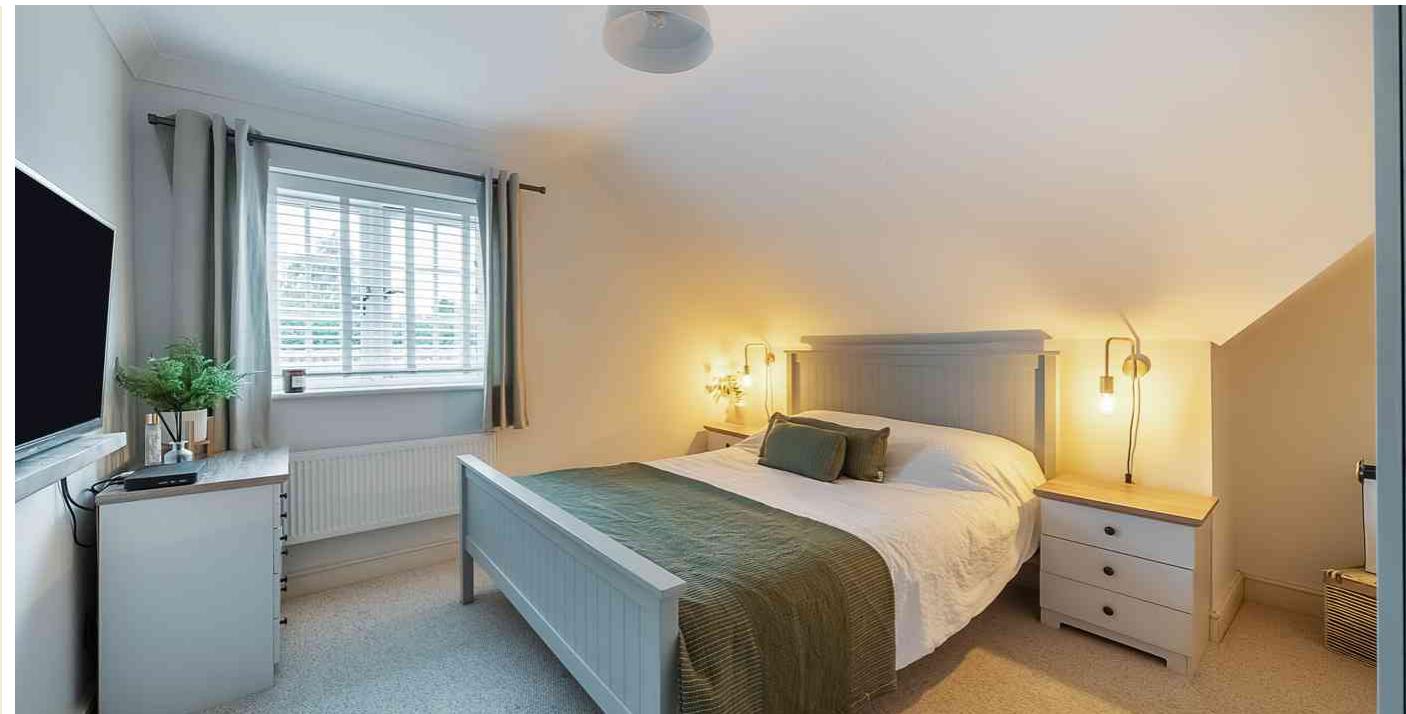
3.96m x 3.81m (13' 0" x 12' 6")

Multi-paned double-glazed window to side. Radiator.

Bedroom 2

3.84m x 3.76m (12' 7" x 12' 4")

Multi-paned double-glazed window to side. Radiator.



Bedroom 3

2.64m x 2.51m (8' 8" x 8' 3")

Multi-paned double-glazed window to rear. Radiator.

Bathroom

Suite comprising of panel enclosed 'P' shaped bath with main shower over and side screen, low-level WC and wash hand basin. Tiled splashbacks. Ceramic tiled flooring. Extractor fan. Shaver point. Multi-paned double-glazed window to front.

OUTSIDE

Rear Garden

Paved patio area. Laid mainly to lawn. Timber shed to remain. Further paved patio area with covered canopy. Gated access to side. Power point and water tap.

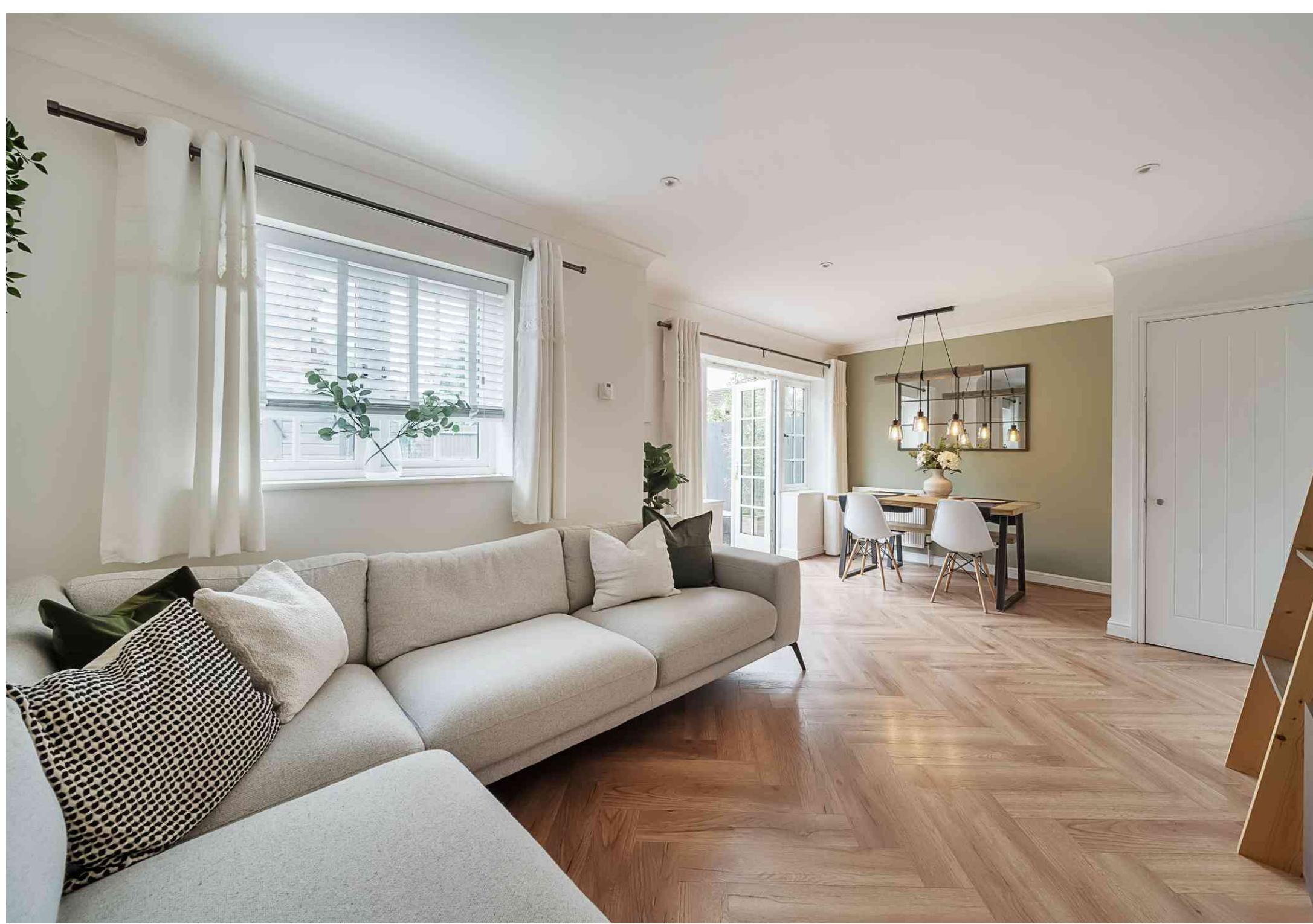
Parking

1 parking space under covered car port and an additional allocated parking space.

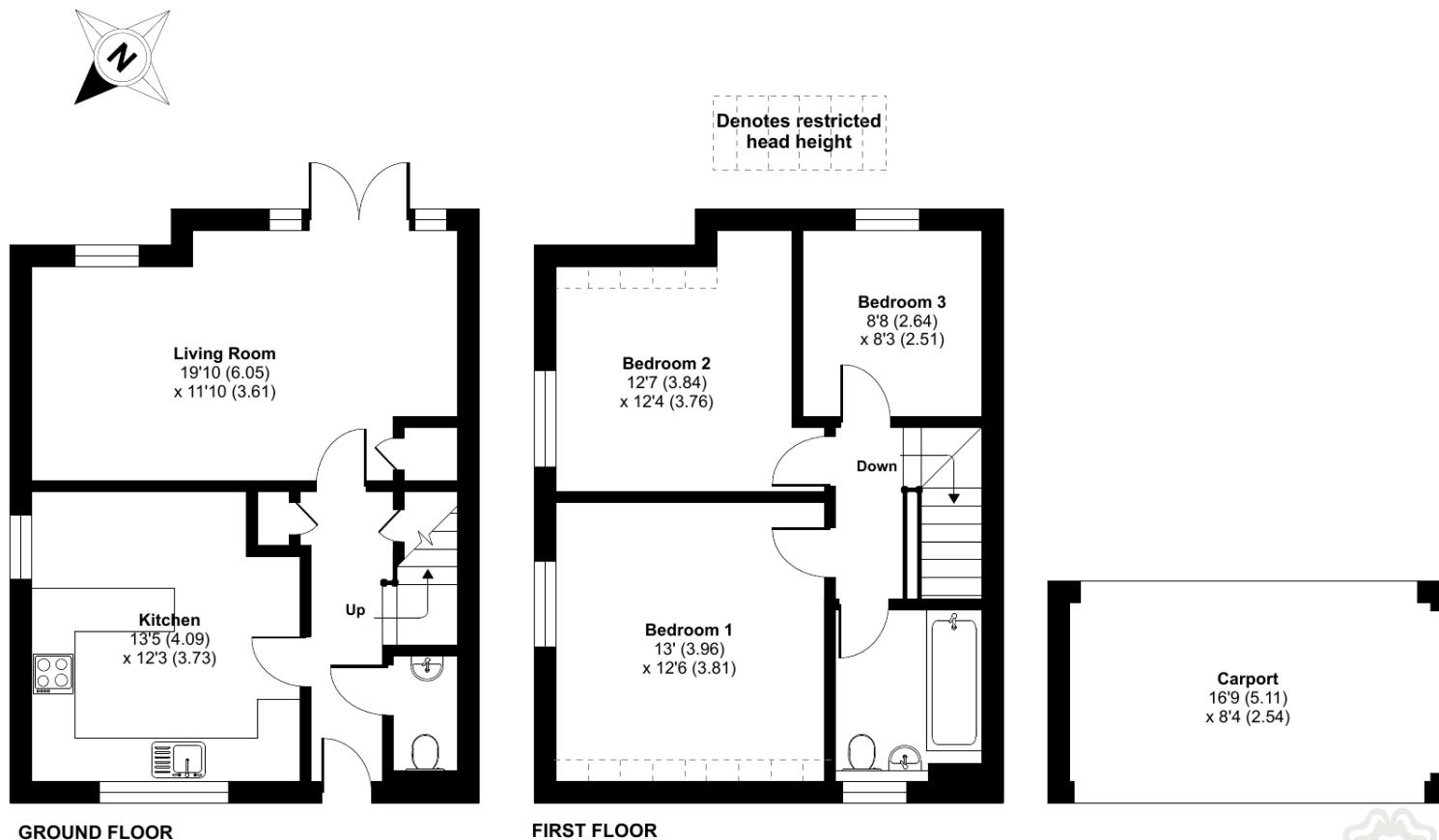
Front Garden

Paved pathway to front door with flower and shrub borders both sides.





Approximate Area = 969 sq ft / 90 sq m
Limited Use Area(s) = 21 sq ft / 1.9 sq m
Total = 990 sq ft / 91.9 sq m
For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Country Properties. REF: 1036071

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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