



Hillary Rise, Arlesey, Bedfordshire.





3 Bedroom Semi-Detached House

Guide Price £318,500 Freehold

New to the market is this spacious three-bedroom family home situated within a cul-de-sac location and close to Arlesey train station. This property benefits from a recently upgraded kitchen and family bathroom plus a brick outbuilding with power and lighting that could be transformed into a wonderful study/office.

- Spacious family home
- Three bedrooms
- Open plan living/dining room
- Recently upgraded kitchen
- Modernised family bathroom
- Well established front and rear gardens
- Brick outbuilding with power & light
- Bayed on road parking
- Cul-de-sac location
- Awaiting EPC. Council tax band C.

GROUND FLOOR

Entrance Hall:

A light and airy entrance hall with stairs leading to the first floor. Vinyl flooring.

Dining Room:

Abt: 8' 0" x 12' 10" (2.44m x 3.91m) A bright room that offers ample space for entertaining. Double-glazed window to front. Radiator. Carpet as fitted. Opening on to:

Living Room:

Abt: 11' 10" x 10' 8" (3.61m x 3.25m) A spacious room with a double-glazed window to the rear. Radiator. Carpet as fitted.

Kitchen:

Abt: 6'11 x 8'9 (2.11m x 2.66m) A recently modernized kitchen offering eye and base level units and worktop space. Single bowl sink with drainer. Integrated undercounter fridge, dishwasher and oven with hob and extractor hood. Space for washing machine. Access to large larder cupboard. Double glazed window and rear door leading to garden. Vinyl flooring.

FIRST FLOOR

Bedroom One:

Abt: 11'8 x 10'11 (3.56m x 3.33m) A large bedroom with double-glazed window to front. Radiator. Carpet as fitted.

Bedroom Two:

Abt: 9'2 x 9'11 (2.79m x 3.02m) A bedroom offering built-in wardrobes. Double-glazed window to rear. Radiator. Carpet as fitted.

Bedroom Three:

Abt: 8'8 x 8'1 (2.64m x 2.46m) Double-glazed window to front. Radiator. Carpet as fitted.

Bathroom:

An upgraded white suite comprising pedestal hand wash basin with vanity unit, low level WC, and panelled bath with shower attachment over. Fully tiled walls. Heated towel rail. Double-glazed windows to the side and rear. Vinyl flooring.

OUTSIDE

Front:

A well-established front garden mainly laid to lawn with a path leading to the front door. Access to the rear garden via gate.

Rear Garden:

A sizeable garden mainly laid to lawn with patio area creating a lovely space for entertaining. The space also offers a brick outbuilding with power and lighting. Beyond the garden are allotments that can be rented for approx. £40 a year.

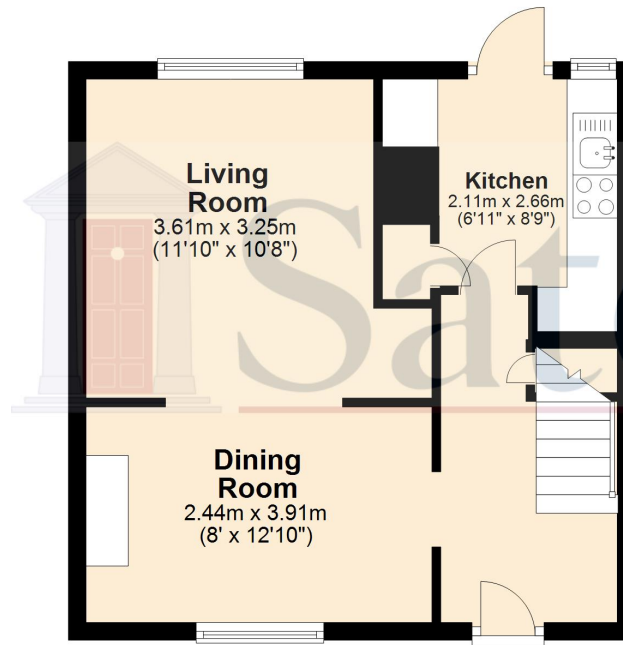
Parking:

Bay parking to front.

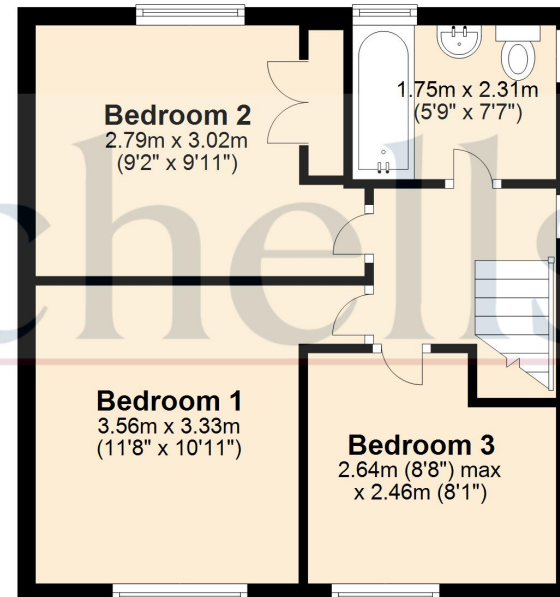


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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