



73b Arlesey Road, Ickleford, Hitchin, Hertfordshire. SG5 3TH





4 Bedroom Detached House

Guide Price £725,000

Coming to the market for the first time in over 40 years this substantial detached family home occupies a unique off-road position adjacent to open fields in the popular village of Ickleford.

The spacious accommodation comprises entrance porch, hallway, cloakroom, a large dual aspect living room, separate dining room and kitchen/breakfast room to the ground floor. Upstairs are four double bedrooms, all with built in wardrobes, an en-suite shower room to the principal bedroom and a family bathroom. Externally are good size, mature gardens, a double width garage with electrically operated door and off road parking for 3 cars.



- Substantial detached home
- Four double bedrooms
- En-suite to principal bedroom
- Dual aspect living room
- Separate dining room
- Kitchen/breakfast room
- Uniquely positioned with field views
- Double garage and ample parking
- Good size gardens
- EPC rating C. Council tax band F

Ground Floor
Entrance Porch:

A fully enclosed entrance porch with double glazed front door and double glazed windows. Tiled flooring.

Entrance Hall:

Stairs to first floor. Radiator. Dado rail. Coved ceiling. Laminate flooring.

Cloakroom:

A white suite comprising pedestal wash hand basin and low level wc. Shaver point. Part tiled walls. Double glazed window to rear. Radiator. Tiled flooring.

Living Room:

Abt. 21' 3" x 14' 0" (6.48m x 4.27m) A large dual aspect living room with double glazed window to front and double glazed French doors to rear. Feature fireplace with inset wood burner and tiled hearth. Two radiators. Two television points. Coved ceiling. Carpet as fitted.

Dining Room:

Abt. 14' 0" x 10' 5" (4.27m x 3.17m) Double glazed window to front. Radiator. Coved ceiling. Carpet as fitted.

Kitchen/Breakfast Room:

Abt. 16' 0" max x 10' 5" (4.88m x 3.17m) A well appointed kitchen/breakfast room comprising a comprehensive range of eye and base level units with ample roll edge worksurfaces incorporating a breakfast bar. Single drainer stainless steel one and a half bowl sink unit. Built in ceramic hob, eye level double electric oven and extractor hood. Plumbing for automatic washing machine and dishwasher. Space for

fridge/freezer. Wall mounted gas boiler. Radiator. Double glazed door and window to rear. Tiled flooring.

First Floor
Landing:

Double glazed window to front. Loft access. Airing cupboard. Coved ceiling. Carpet as fitted.

Bedroom One:

Abt. 14' 0" x 12' 1" max (4.27m x 3.68m) Double glazed window to front. Built in double wardrobe. Radiator. Telephone point. Coved ceiling. Carpet as fitted.

En-Suite:

A white suite comprising a shower cubicle with rainfall shower, vanity unit with inset wash hand basin and low level wc. Shaver point. Heated towel rail. Double glazed window to rear. Extractor fan. Inset ceiling lights. Tiled flooring.

Bedroom Two:

Abt. 14' 0" x 12' 6" max (4.27m x 3.81m) Double glazed window to front. Built in double wardrobe. Radiator. Coved ceiling. Carpet as fitted.

Bedroom Three:

Abt. 14' 1" x 8' 11" max (4.29m x 2.72m) Double glazed window to front. Built in double wardrobe. Radiator. Coved ceiling. Carpet as fitted.

Bedroom Four:

Abt. 10' 8" x 8' 6" (3.25m x 2.59m) Double glazed window to rear. Built in double wardrobe. Radiator. Coved ceiling. Carpet as fitted.

Family Bathroom:

A white suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin and low level wc. Part tiled walls. Shaver point. Double glazed window to rear. Radiator. Coved ceiling. Vinyl flooring.

Outside**Double Garage:**

A brick built double width garage with electric up and over door. Pitched roof. Power and light. A personal door leads to the rear garden.

Rear Garden:

A good size rear garden with paved patio area and an established lawn. Various plants and trees. Gated side access. Outside lights. Outside tap.

Additional Information:**Agents Note:**

Under the estate agents act of 1979 we are obliged to inform you that the seller of this property is related to an employee of Satchells Estate Agents.

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

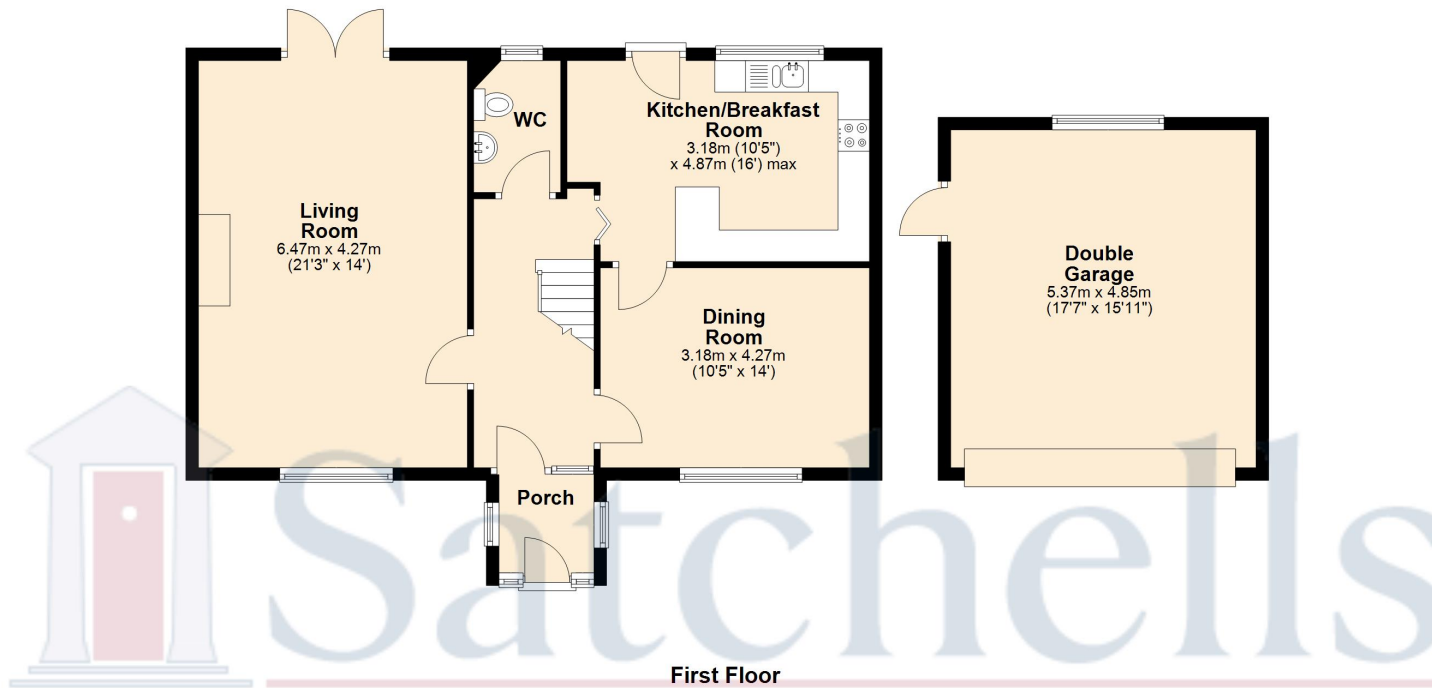




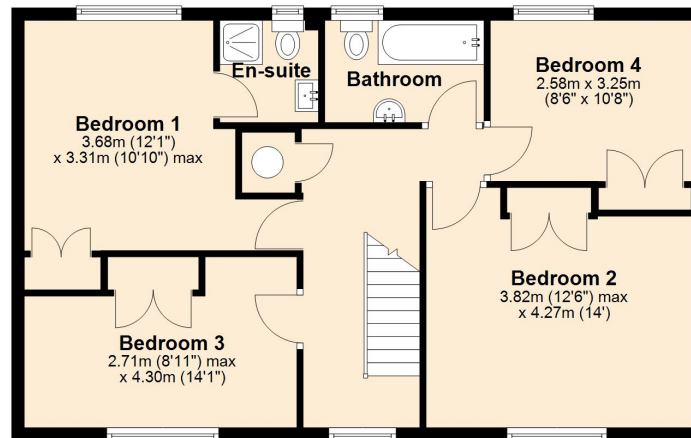
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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