



4, THREE THATCH CLOSE

Arlesey, Bedfordshire, SG15 6AG

£400,000

Viewing by appointment only

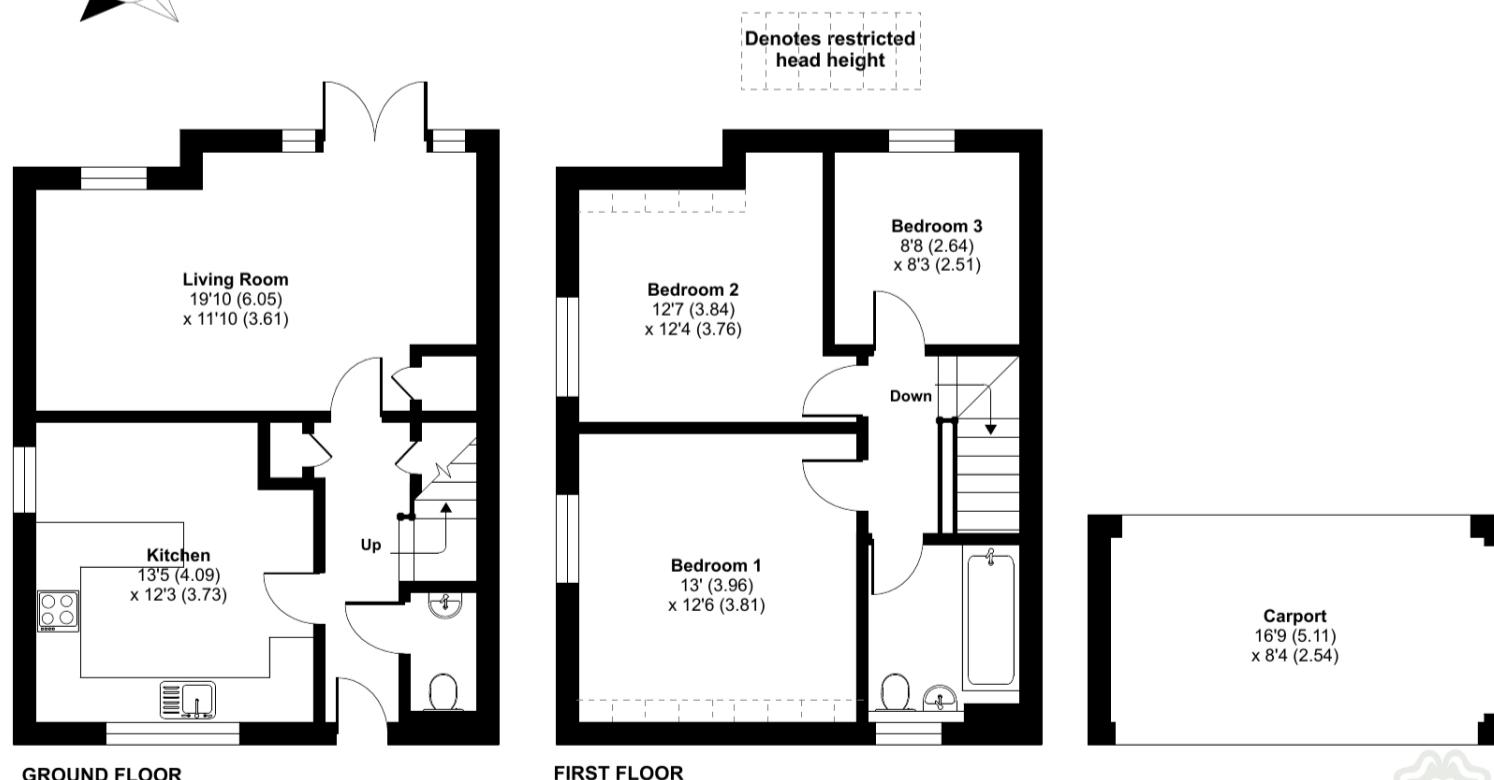
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Set back from the road in a mews style development of just four homes. This three bedroom home is offered in superb condition throughout and benefits from covered car port parking.

- 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



Floor Plans



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©niches.com 2023.
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**COUNTRY
PROPERTIES**
— PART OF HUNTERS —

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.



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
fridge/freezer. Ceramic tiled
ceramic tiled floor. Multi-
integrated wine cooler.
Ceramic tiled splashbacks.
Paned double glazed window
to front and side. Radiator.

Entrance Hall
Wood effect flooring. Stairs
raising to first floor. Under
stairs storage cupboard.
Doors to kitchen/diner, lounge
and cloakroom.
Ground Floor
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 floor.
Radiator. Extractor fan.



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 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.

