



FOR SALE
Satchells
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High Street, Arlesey, Bedfordshire. SG15 6RA





2 Bedroom Detached House

Guide Price £294,000 Freehold

Fairy Cottage is a delightful double-fronted detached home that offers charming character features throughout and is situated within close proximity to local amenities and countryside walks.

This characteristic property comprises a cosy living/dining room with beautifully restored original wooden floorboards, a feature fireplace with a multi fuel stove, and a fitted kitchen on the ground floor. On the first floor are two bedrooms, also with original wooden floors, and a bathroom. To the rear of the property is a patioed courtyard garden perfect for alfresco dining and a large shed with power and lighting that could be a home office. Beyond the rear garden is a driveway that provides off-road parking. This property also offers feature beams, latched doors, a new boiler with Hive heating system and conservatory roof, and a new front door. This is a truly unique home that must be viewed.

- Detached cottage
- Two bedrooms
- Open plan living/dining room
- Fitted kitchen
- Feature log burner
- Family bathroom
- Updated gas central heating
- Front and rear garden
- Off road parking
- EPC rating D. Council tax band C

Ground Floor

Entrance:

Entrance hall is accessed via upgraded front door and beautiful stain glass window. Tiled floor.

Living/Dining Room:

Abt. 22'6 x 12'3 (6.85m x 3.73m) A cosy room with restored original wooden floorboards, feature beams, and dual aspect fireplaces, one with a log burner. Two double-glazed windows to front and double-glazed French doors that lead out onto the garden. Two radiators. Access to understairs storage.

Kitchen:

Abt. 12'8 x 7'1 (3.86m x 2.16m) The kitchen offers a range of eye and base level units with a butler sink and mixer tap. There is an integrated oven and gas hob with space for a washing machine and fridge freezer. Double glazed windows to rear with door leading to rear garden.

First Floor

Landing:

Double glazed window to rear. Newly fitted carpet.

Bedroom One:

Abt.10'11 x 9' (3.33m x 2.73m) A bright room with original wooden flooring and access to over stairs cupboard. Double glazed window to front. Radiator.

Bedroom Two:

Abt. 11'1 x 6'1 (3.38m x 1.85m) Original wooden floorboards. Double glazed window to front. Sizeable storage cupboard. Radiator.

Bathroom:

A three piece suite with panelled bath and shower attachment over, a pedestal hand wash basin, and a low level wc. Part tiled walls. Double glazed window to rear. Radiator. Tiled flooring.

External

Front Garden:

A delightful front garden with a path leading to the front door.

Rear Garden:

A patioed courtyard garden that creates a lovely space for entertaining. A large low maintenance shed with power and lighting that would make a wonderful office space. Gated access to driveway.

Parking:

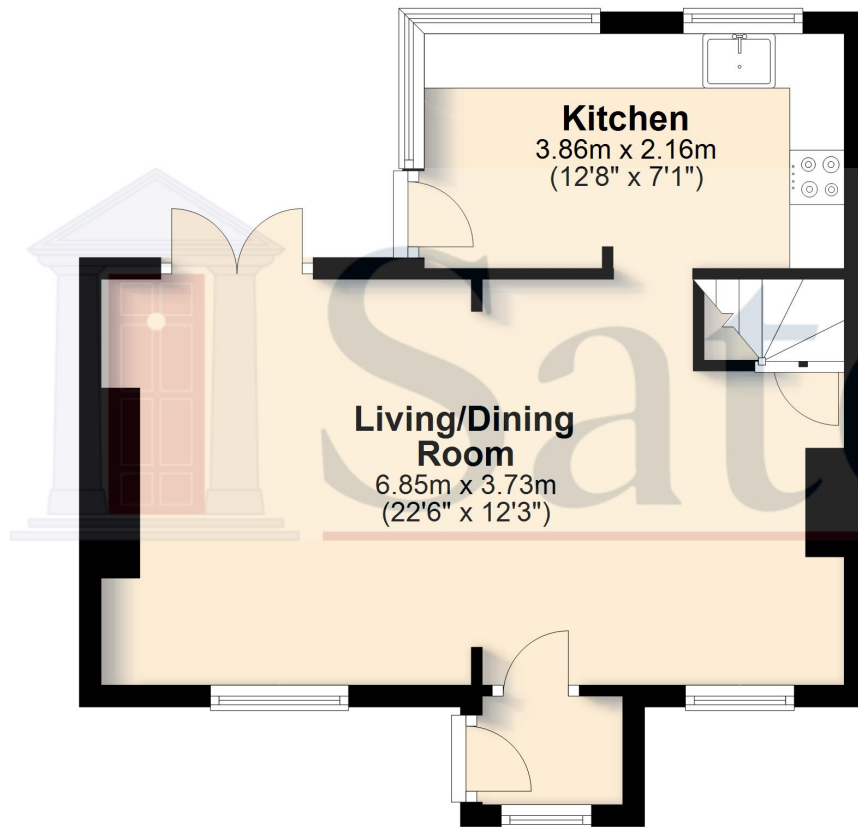
A driveway to the rear of the property for one car.



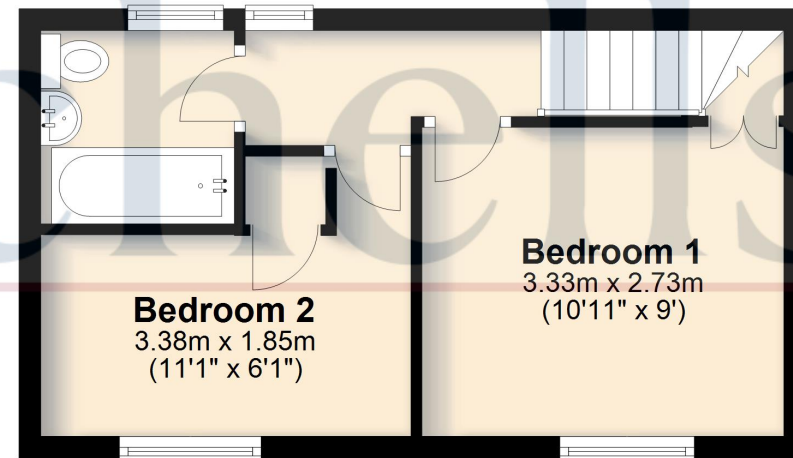


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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