



Everest Close, Arlesey, Bedfordshire. SG15 6TR





3 Bedroom Semi-Detached House

Guide Price £365,000 Freehold

A spacious and beautifully presented semi-detached family home situated in a cul-de-sac in the middle of this popular village allowing easy access to all local amenities and the larger towns of Hitchin and Letchworth.

Internally this lovely home comprises entrance hall, a large bright and airy lounge/dining room with bay window and a refitted kitchen with integrated appliances to the ground floor. Upstairs are three good size bedrooms, the master with fitted wardrobes, and a family bathroom. Externally is a westerly facing rear garden that measures approximately 60ft and a driveway to the front that provides off road parking for two cars. Further benefits include fitted shutters throughout and solar panels that produce an income of approximately £450 per annum. All in all, a fabulous home that must be viewed.

- Immaculate family home
- Three generous bedrooms
- Through lounge/dining room
- Refitted kitchen with integrated appliances
- Gas central heating
- Double glazing
- Westerly facing rear garden
- Driveway for two cars
- Cul-de- sac location
- EPC rating B. Council tax band C

Ground Floor:**Front Door:**

Double glazed composite front door.

Entrance Hall:

Double glazed window to front. Stairs to first floor with cupboard under. Radiator. Wood effect flooring.

Lounge/Dining Room:

Abt 24' 0" plus bay x 12' 7" max (7.32m plus bay x 3.84m max)

A large, light and airy dual aspect lounge/dining room. Double glazed bay window to front. Double glazed window to rear. Two radiators. Brand new fitted units to two alcoves. Feature fireplace with inset coal effect living flame gas fire. Coving to ceiling. Wood effect flooring.

Kitchen:

Abt 12' 9" x 8' 5" (3.89m x 2.57m) A superbly refitted kitchen comprising a comprehensive range of high gloss eye and base level units with ample work tops. Single drainer one and half bowl sink unit. Built-in 4 ring gas hob, electric oven and extractor hood. Integrated fridge/freezer and dishwasher. Cupboard housing gas boiler. Tiled splash back area. Large larder cupboard. Double glazed French doors leading to the rear garden. Double glazed window to side. Contemporary vertical radiators. Quarry tiled flooring.

First Floor:**Landing:**

Access to a boarded loft space via a retractable ladder. Double glazed window to side. Carpet as fitted. Airing cupboard.

Bedroom One:

Abt 14' 3" x 12' 2" (4.34m x 3.71m) Twin aspect double glazed windows to rear. A range of fitted wardrobes. Radiator. Carpet as fitted.

Bedroom Two:

Abt 11' 0" x 10' 0" (3.35m x 3.05m) Double glazed window to front. Radiator. Carpet as fitted.

Bedroom Three:

Abt 8' 6" x 7' 11" (2.59m x 2.41m) Double glazed window to front. Over stairs storage cupboard. Radiator. Carpet as fitted.

Bathroom:

A white suite comprising panelled bath with mixer tap, shower over and glass shower screen. Vanity unit with inset wash hand basin and low level WC. Part tiled walls. Heated towel rail. Double glazed window to rear. Extractor fan. Inset ceiling lights. Vinyl flooring.

Outside:**Rear Garden:**

A westerly facing rear garden measuring approximately 60ft in length. Patio area. Established lawn. Variety of shrubs and flowers. Gated side access.

Driveway:

The driveway to the front provides off road parking for two cars.

Additional Information:**Agents Note:**

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

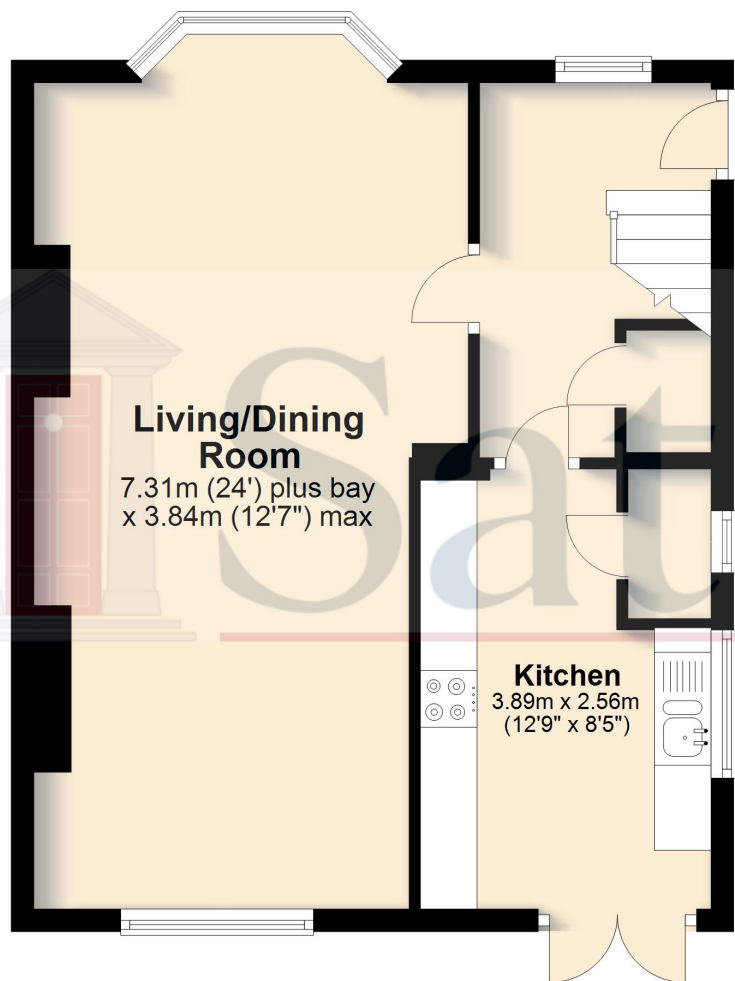




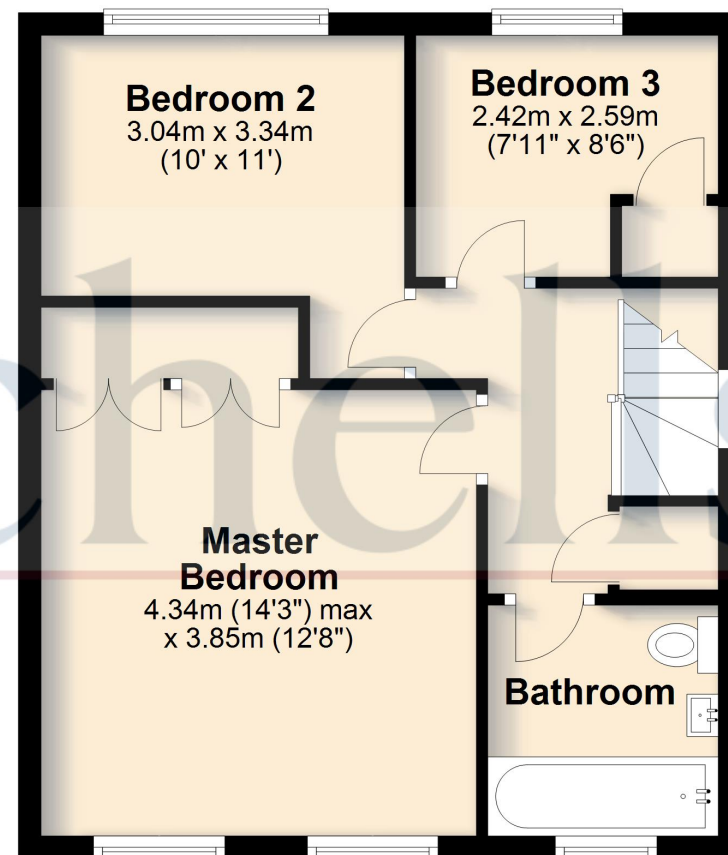
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Ground Floor



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.