



The Poplars, Arlesey, Bedfordshire. SG15 6UW





3 Bedroom Terraced House

Guide Price £325,000 Freehold

Located in a quiet cul-de-sac within a short stroll of the mainline railway station this beautifully presented three bedroom property with garage must be viewed.

Internally the accommodation comprises entrance hall, a light and airy open plan living room and a refitted 'Wren' kitchen to the ground floor, whilst to the first floor are three bedrooms and a recently refitted bathroom. Externally are gardens to the front and rear and a garage in block with further parking to the front of it. Additional benefits include a new gas boiler that was installed in November 2023, replacement double glazed windows throughout and gas central heating.

- Located a short walk from the mainline railway station
- Peaceful cul-de-sac location
- Three bedrooms
- Refitted kitchen
- Refitted bathroom
- Spacious open plan living room
- Garage and parking
- Front and rear gardens
- Ideally positioned for all commuter routes
- EPC rating C. Council tax band C.

Ground Floor:**Front Door:**

Double glazed front door.

Entrance Hall:

Cupboard housing a recently installed gas boiler. Vinyl flooring. Door to living room.

Living Room:

Abt. 23' 7" x 13' 8" (7.19m x 4.17m) A good-sized open plan living room with twin aspect double glazed windows to front, double glazed window to rear and a double glazed casement door leading to the rear garden. Television point. Telephone point. A feature spiral staircase leads to the first floor. Two radiators. Coved ceiling. Laminate flooring.

Kitchen:

Abt. 10' 7" x 6' 0" (3.23m x 1.83m) A recently refitted 'Wren' kitchen comprising a good range of eye and base level units with ample work surfaces. Single drainer stainless steel sink unit. Built-in "Miele" hob, "Miele" electric oven and 'Bosch' extractor hood. Plumbing for automatic washing machine. Space for fridge/freezer. Tiled splashback area. Double glazed window to rear. Pine paneled ceiling with inset ceiling lights. Tiled flooring.

First Floor:**Landing:**

Loft access via a retractable ladder. Vinyl flooring.

Bedroom One:

Abt. 13' 8" x 8' 0" (4.17m x 2.44m) Double glazed window to front. Radiator. Carpet as fitted.

Bedroom Two:

Abt. 8' 11" x 6' 7" (2.72m x 2.01m) Double glazed window to rear. Radiator. Carpet as fitted.

Bedroom Three:

8' 11" x 6' 10" (2.72m x 2.08m) Double glazed window to rear. Radiator. Carpet as fitted.

Bathroom:

A refitted suite comprising paneled bath with mixer tap, shower over and glass shower screen, vanity unit with inset wash hand basin and a low-level wc with concealed cistern. Shaver point. Extractor fan. Fully tiled walls. Vinyl flooring.

Outside:**Front Garden:**

Path to front door. Laid to lawn.

Rear Garden:

A pleasant, fully enclosed, rear garden with a paved patio area leading to an established lawn. Gated rear access. Timber shed to remain. Outside light.

Garage:

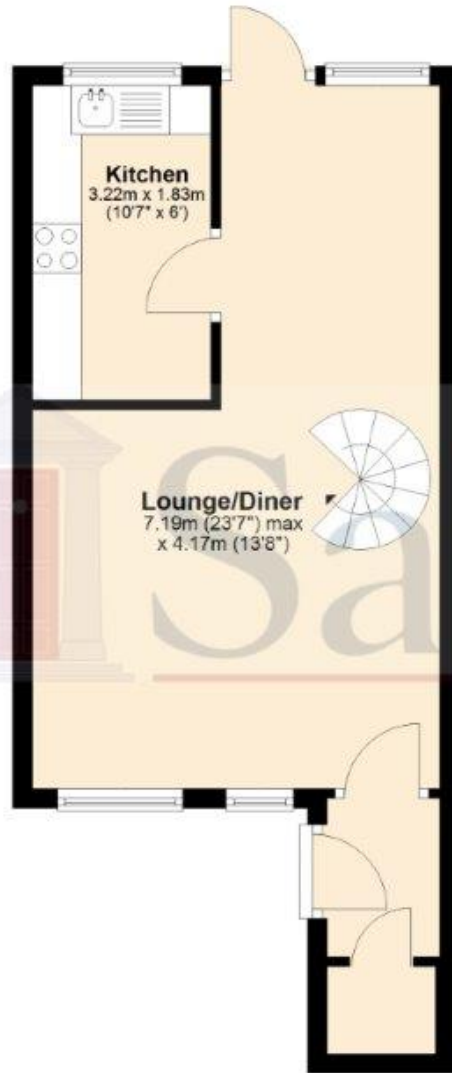
A single brick-built garage with up and over door in nearby block with further parking in front for one car.



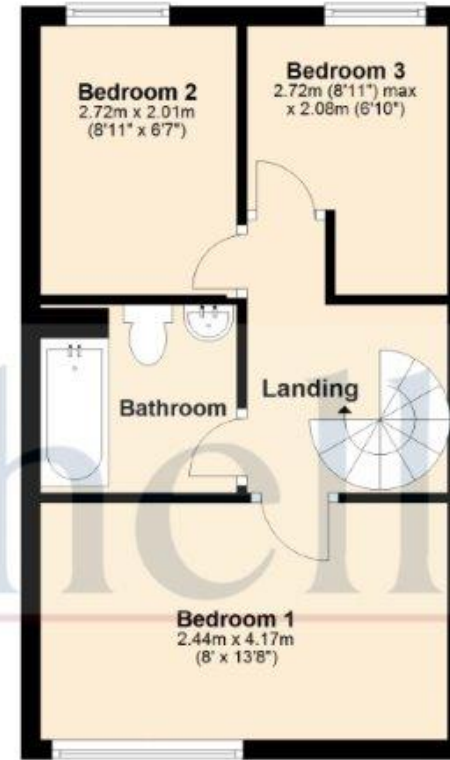


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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