



The Poplars, Church End, Arlesey, Bedfordshire. SG15 6UW





5 Bedroom End of Terrace House

Offers Over £400,000 Freehold

Having been extended by the current owners, this well presented, modern end terrace home now provides over 1485 square feet of family living accommodation and also benefits from a much larger than average garden.

Internally the accommodation comprises entrance porch, a refitted cloakroom, dual aspect living room, large sitting room, home office and kitchen to the ground floor. Upstairs, the galleried landing leads to the five bedrooms, four of which are doubles, an en-suite shower room with 'Insignia' shower cabin to the principal bedroom and a refitted bathroom. Externally is a large garden that extends to the side and rear, an attractive front garden and a brick built garage in nearby block with additional parking in front for one car. Ideally located with the mainline railway station being just a few minutes walk away and within easy access of the A507 and A1 (M) this property really must be viewed in order to fully appreciate all that is on offer.



- Extended family home
- Five generous bedrooms
- En-suite to principal bedroom
- Large living room
- Sitting room
- Home office
- Air conditioning
- Good size gardens
- Garage and parking
- EPC rating D. Council tax band C

Ground Floor

Front Door:

Double glazed composite front door.

Entrance Hall:

Radiator. Doors to cloakroom and living room. Karndean flooring.

Cloakroom:

A recently refitted white suite comprising a vanity unit with inset wash hand basin and low level wc with concealed cistern. Double glazed window to side. Half tiled walls. Heated towel rail. Inset ceiling lights. Karndean flooring.

Living Room:

Abt. 23' 5" x 16' 6" max (7.14m x 5.03m) A light and airy dual aspect living room with double glazed window to front and double glazed sliding patio doors leading to the rear garden. Feature inset gas fire. Television point. Spiral staircase leading to first floor. Two radiators. Air conditioning unit. Coved ceiling. Karndean flooring.

Kitchen:

Abt. 10' 7" x 8' 1" (3.23m x 2.46m) A well appointed kitchen comprising a good range of eye and base level units with ample work surfaces. Inset twin bowl stainless steel sink unit. Built in electric hob, double oven and extractor hood. Space for an American style fridge/freezer. Plumbing for automatic washing machine. Tiled splashback area. Double glazed window to rear. Karndean flooring.

Sitting Room:

Abt. 13' 1" x 13' 0" (3.99m x 3.96m) A large additional living space with double glazed French doors to side. Contemporary vertical radiator. Coved ceiling. Karndean flooring.

Home Office:

Abt. 13' 0" x 10' 0" (3.96m x 3.05m) Dual aspect double glazed windows to side and rear. A range of fitted storage cupboards. Radiator. Karndean flooring.

First Floor

Landing:

Airing cupboard. Access to two loft spaces, one of which is part boarded with a TV antenna, the other being fully boarded. Carpet as fitted.

Bedroom One:

Abt. 13' 1" x 13' 0" (3.99m x 3.96m) Double glazed window to rear. A range of fitted wardrobes. Air conditioning unit. Radiator. Carpet as fitted.

En-Suite:

Abt. 6' 5" x 6' 3" (1.96m x 1.91m) A fully tiled en-suite comprising an 'Insignia' walk in shower cabin, vanity unit with inset wash hand basin and low level wc. Double glazed window to rear. Heated towel rail. Karndean flooring.

Bedroom Two:

Abt. 13' 0" x 10' 0" (3.96m x 3.05m) Double glazed window to front. A range of fitted wardrobes. Radiator. Carpet as fitted.

Bedroom Three:

Abt. 9' 6" x 8' 10" (2.90m x 2.69m) Double glazed window to front. Radiator. Carpet as fitted.

Bedroom Four:

Abt. 9' 7" x 9' 6" max (2.92m x 2.90m) Double glazed window to rear. Fitted double wardrobe. Air conditioning unit. Vertical radiator. Carpet as fitted.

Bedroom Five:

Abt. 8' 1" x 6' 11" (2.46m x 2.11m) Double glazed window to front. Radiator. Carpet as fitted.

Bathroom:

A refitted suite comprising a walk in shower area with Mira Platinum rainfall shower and glass screen, vanity unit with inset wash hand basin and low level wc with concealed cistern. Fully tiled walls. Heated towel rail. Extractor fan. Inset ceiling lights. Tiled flooring.

Outside**Front Garden:**

An attractive front garden with a path leading to the front door and decorative stone. Gated access leading to the rear garden.

Rear Garden:

A large rear garden that extends to the side and rear of the property. Paved patio area, established lawn, various trees and plants. Two timber sheds. Gated side access. Outside lights.

Garage:

A brick built single garage located in nearby block with parking in front for one car.

Agents Note:

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

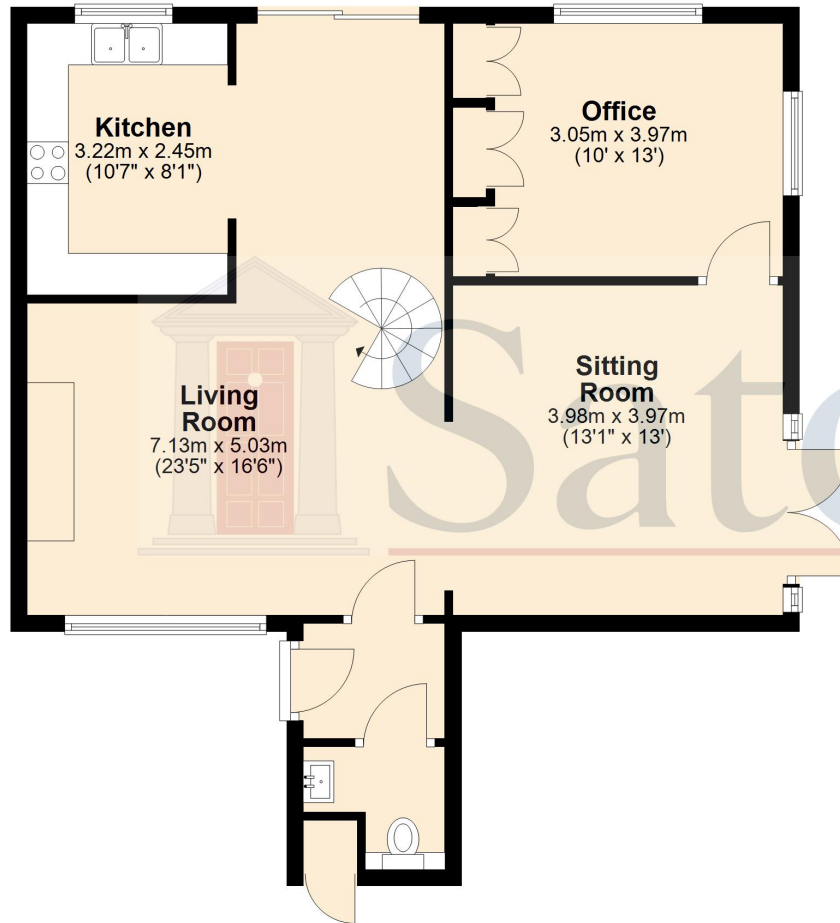




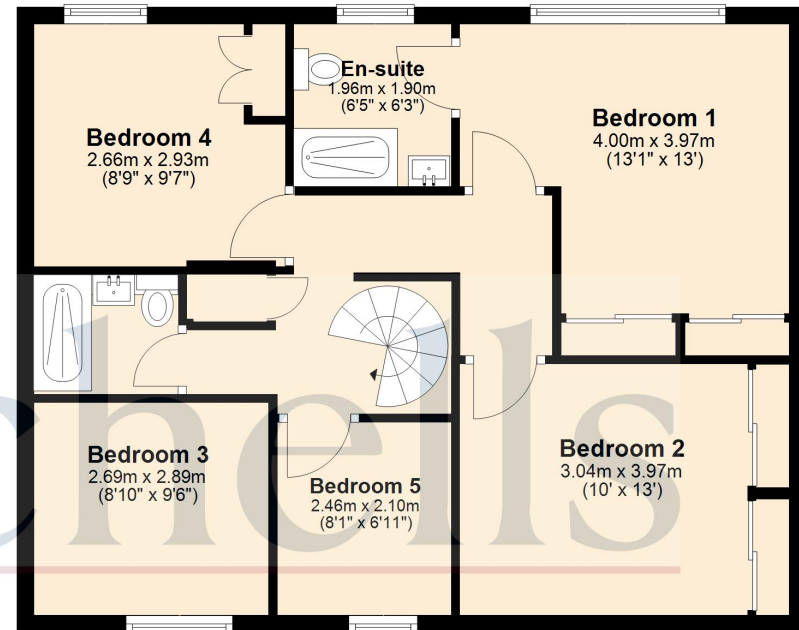
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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