



Hitchin Road, Arlesey, Bedfordshire. SG15 6RR





## 3 Bedroom Semi-Detached House

### Guide Price £400,000 Freehold

An impressive CHAIN FREE semi detached family home, built in 2017, with a spacious accommodation spread over three floors.

To the ground floor is an entrance hall, cloakroom, living room and a stunning open plan kitchen/dining/family room with integrated appliances, a central island and bi-fold doors opening out to the rear garden. On the first floor are two large bedrooms, the principal with en-suite shower room, and a family bathroom, whilst to the second floor is another large bedroom. Externally is a low maintenance West facing rear garden and allocated parking for two cars.

- Modern semi detached house
- Contemporary open plan kitchen/dining/family room
- Integrated appliances and granite worktops
- Separate living room
- Three generous bedrooms
- En-suite to principal bedroom
- Ground floor cloakroom
- West facing rear garden
- Two allocated parking spaces
- EPC rating C. Council tax band D

## **Ground Floor**

### **Front Door:**

Double glazed composite front door with double glazed flank window.

### **Entrance Hall:**

Stairs to first floor with cupboard under. Cloaks cupboard housing gas boiler. Radiator. Inset ceiling lights. Laminate flooring with underfloor heating.

### **Cloakroom:**

A white suite comprising vanity unit with inset wash hand basin and low level wc. Half tiled walls. Extractor fan. Inset ceiling lights. Tiled flooring with underfloor heating.

### **Living Room:**

Abt. 13' 7" x 11' 7" (4.14m x 3.53m) Double glazed window to front. Radiator. Television point. Carpet as fitted.

### **Kitchen/Dining/Family Room:**

Abt. 21' 5" x 15' 0" (6.53m x 4.57m) A fantastic open plan kitchen/dining/family room comprising a comprehensive range of eye and base level units with granite worktops. Inset one and a half bowl stainless steel sink unit. Built in induction hob, eye level double electric oven and extractor fan. Integrated dishwasher and washing machine. Central island with additional cupboards and drawers. American style fridge/freezer. Television point. Double glazed bi-fold doors leading to the rear garden. Inset ceiling lights. Laminate flooring.

## **First Floor**

### **First Floor Landing:**

Stairs to second floor. Storage cupboard. Double glazed window to front. Inset ceiling lights. Carpet as fitted.

### **Bedroom One:**

Abt. 15' 0" x 10' 0" (4.57m x 3.05m) Double glazed window to rear. Radiator. Inset ceiling lights. Carpet as fitted.

### **En-Suite:**

A white suite comprising a fully tiled shower cubicle with rainfall shower, pedestal wash hand basin and low level wc. Heated towel rail. Double glazed window to front. Extractor fan. Fully tiled walls and flooring.

### **Bedroom Three:**

Abt. 11' 0" x 7' 10" (3.35m x 2.39m) Double glazed window to rear. Radiator. Built in wardrobe. Carpet as fitted.

### **Family Bathroom:**

A white suite comprising a double ended bath with central mixer tap and shower attachment, vanity unit with inset wash hand basin and low level wc with concealed cistern. Heated towel rail. Double glazed window to front. Extractor fan. Half tiled walls. Inset ceiling lights. Tiled flooring.

## **Second Floor**

### **Second Floor Landing:**

Door to bedroom two. Carpet as fitted.

**Bedroom Two:**

Abt. 16' 6" x 11' 3" (5.03m x 3.43m) Twin aspect double glazed dormer windows to rear. Two radiators. Access to eaves storage. Inset ceiling lights. Carpet as fitted.

**Outside****Front Garden:**

A small frontage with path to front door and decorative slate, retained with wrought iron railings.

**Rear Garden:**

A low maintenance rear garden with a paved patio area and artificial lawn. Timber shed to remain. Gated rear access.

**Parking:**

There is allocated parking for two cars.

**Agents Note:**

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

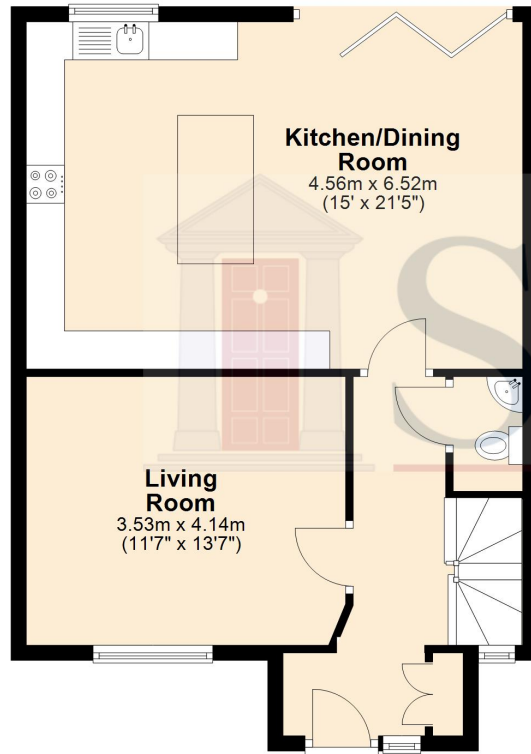




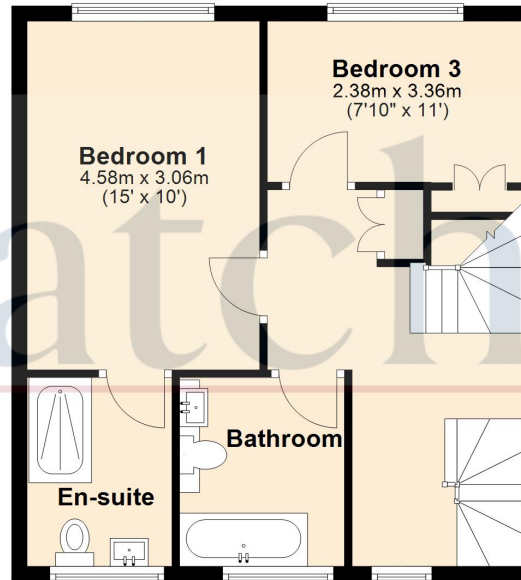
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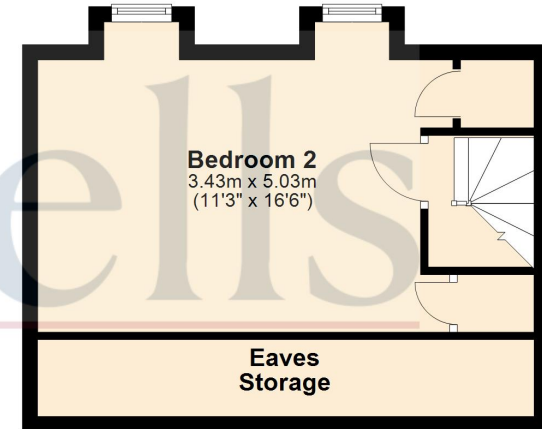
## Ground Floor



## First Floor



## Second 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.