



St Johns Road, Arlesey, Bedfordshire. SG15 6ST

Satchells



4 Bedroom End of Terrace House

Guide Price £425,000 Freehold

A modern, spacious family home that benefits from two en-suite shower rooms, a garage and a brick built carport with space in front to provide additional parking. Presented in excellent condition throughout this property boasts a generous accommodation that comprises entrance hall, dual aspect living room, fully fitted kitchen with integrated appliances, utility room and cloakroom to the ground floor. On the first floor is an 18ft master bedroom with en-suite shower room, a large second bedroom with guest en-suite, two further bedrooms and a family bathroom. Externally are gardens to the front and rear, a garage and a brick built carport with space in front to provide further parking for up to three cars. For further details and your appointment to view please contact Satchells Stofold.



- Spacious family home
- Four generous bedrooms
- Two en-suite shower rooms
- Light and airy dual aspect living room
- Fully fitted kitchen
- Utility room
- Garage
- Carport with additional parking in front
- Front and rear gardens
- EPC rating C. Council tax band D

Ground Floor:**Front Door:**

Double glazed front door.

Entrance Hall:

Stairs to first floor with storage space under. Radiator. Half tiled walls. Tiled flooring.

Living Room:

Abt. 24' 2" x 11' 0" (7.37m x 3.35m) A large dual aspect living room with double glazed window to front and double glazed sliding patio doors leading to the rear garden. Double glazed window to side. Television point. Two radiators. Oak flooring.

Kitchen:

Abt. 10' 6" x 7' 11" (3.20m x 2.41m) A superbly fitted kitchen comprising a comprehensive range of eye and base level units with ample work surfaces. Single drainer stainless steel one and a half bowl sink unit. Built-in four ring gas hob, double electric oven and extractor hood. Integrated/fridge freezer and dishwasher. Cupboard housing gas boiler. Tiled splashback area. Double glazed window to front. Radiator. Tiled flooring.

Utility Room:

Abt. 7' 10" x 5' 4" (2.39m x 1.63m) Fitted with a range of units to match those of the kitchen. Single drainer stainless steel sink unit. Plumbing for automatic washing machine. Tiled splashback area. Double glazed stable door to rear garden. Double glazed window to rear. Extractor fan. Radiator. Tiled flooring.

Cloakroom:

A white suite comprising pedestal wash hand basin and low level WC. Tiled splashback area. Radiator. Extractor fan. Tiled flooring.

First Floor:**Landing:**

Double glazed window to rear. Access to the loft area with light. Radiator. Airing cupboard. Carpet as fitted.

Master Bedroom:

Abt. 18' 4" x 11' 2" (5.59m x 3.40m) A spacious dual aspect bedroom with double glazed windows to front and twin double glazed windows to rear. A range of wardrobes to remain. Two radiators. Television point. Carpet as fitted.

En-Suite:

Abt. 7' 11" x 5' 2" (2.41m x 1.57m) A white suite comprising a fully tiled double width shower cubicle with shower, pedestal wash hand basin and low level WC. Tiled splashback area. Shaver point. Double glazed window to front. Extractor fan. Radiator. Part tiled flooring. Part carpet as fitted.

Bedroom Two:

Abt. 15' 8" x 10' 9" (4.78m x 3.28m) plus door recess. Double glazed window to front. Double glazed Velux window to rear. Loft access. Two radiators. Television point. Oak flooring.

Guest En-Suite:

Abt. 8' 3" x 5' 9" (2.51m x 1.75m) A white suite comprising fully tiled double width shower cubicle with shower, pedestal wash hand basin and low level WC. Tiled splashback area. Extractor fan. Shaver point. Part tiled flooring. Part carpet as fitted.

Bedroom Three:

Abt. 11' 0" x 7' 10" (3.35m x 2.39m) Double glazed window to front. Radiator. A range of wardrobes to remain. Carpet as fitted.

Bedroom Four:

Abt. 8' 2" x 6' 8" (2.49m x 2.03m) Double glazed window to rear. Radiator. Oak flooring.

Family Bathroom:

Abt. 8' 3" x 6' 2" (2.51m x 1.88m) A white suite comprising panelled bath, pedestal wash hand basin and low level WC. Tiled splashback area. Radiator. Double glazed Velux window to rear. Extractor fan. Vinyl flooring.

Outside:**Garage:**

A single brick built garage located in the rear courtyard with up and over door and pitched roof.

Car Port:

A brick built car port with space in front to provide additional parking.

Front Garden:

A block paved frontage retained by a picket fence. Two outside lights.

Rear Garden:

A pleasant rear garden with paved patio and timber decking area. Established lawn. Gated side access. Outside electric point. Timber shed to remain.

Additional Information:**Material Information:**

We are advised by the seller/landlord/tenant of the following information in good faith but its accuracy is not guaranteed and you should make your own investigations before committing to a sale or letting.

Please note in terms of mobile/phone reception, this is the view of the seller/landlord/tenant based on their current provider.

Water: Mains supply

Electric: Mains supply

Drainage: Mains

Flood risk: Not flooded in the last 5 years

Mobile/Phone: TBC - Further information can be found here:

<https://checker.ofcom.org.uk/en-gb/>

Tenure: Freehold

Council Tax Band: Band D

Council tax payable: £2399.32

For further material information please contact the office marketing this property.

Anti-Money Laundering:

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML and financial sanctions check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

Agents Note:

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





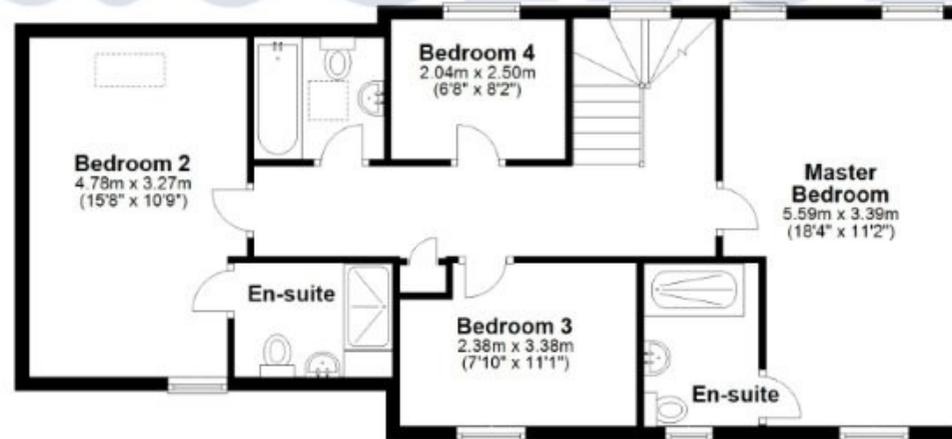
These particulars are a guide only and do not constitute an offer or a contract with. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property 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, utilities and 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. Some content may have been created with the use of AI. 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.

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Ground Floor



First Floor



For illustration purposes only - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.