



Goodwin Drive, Arlesey Guide Price £300,000 to £350,000

GUIDE PRICE £300k to £350k. A modern home that feels settled and properly thought through, rather than a stop-gap or compromise - and all at a great price | More usable living space than many two-bed houses, making everyday furniture layouts easy rather than forced | A rear living and dining space that comfortably handles relaxing, eating and hosting without feeling squeezed | French doors opening to the garden, helping inside and outside work together in warmer months | A modern fitted kitchen with enough workspace and storage to enjoy cooking, not work around it | Downstairs cloakroom that makes everyday life easier and means guests don't need to go upstairs | Two genuine double bedrooms, including built-in wardrobes to keep storage practical without filling the room | A modern bathroom set up for invigorating morning showers and relaxed evening soaks | An enclosed, manageable garden that gives outdoor space without becoming a full-time project | Strong energy efficiency with a B-rated EPC, plus easy access to Arlesey station and the A507 for commuting and travel



GUIDE PRICE £300k to £350k. Goodwin Drive sits within a newer part of Arlesey that was designed to feel practical from day one - homes that work well day to day, rather than just ticking boxes on a spec sheet. And this particular house is a good example of that thinking done properly.

Built by Wheatley Homes around five years ago, the layout here offers more usable living space than many two-bedroom houses, with rooms that feel comfortable to furnish and easy to live in. A proper home — not a stop-gap or a compromise, but somewhere that fits the life you're living now.

Day-to-day living naturally settles around the rear of the house. There's enough width and depth to relax properly, sit down to eat, and still move around without furniture dictating how the room is used. French doors open straight onto the garden, making it easy to extend the space outside when the weather allows. A downstairs cloakroom sits off the hallway, which works well for everyday life and means guests don't need to head upstairs.

Cooking feels like part of the home rather than an afterthought. The kitchen is modern and nicely fitted, with clean lines, good storage and enough worktop space to enjoy using it. Whether it's quick weekday meals or taking your time over something more involved, it's a space that feels current, practical and easy to live with.

When it's time to relax and recharge, both bedrooms offer genuine double proportions. The main bedroom includes built-in wardrobes, so clothes and storage don't take over the room and there's still proper space around the bed. The second bedroom gives you flexibility — ideal for guests, home working, or simply having a room that doesn't feel like a compromise.

The bathroom is finished in a modern, neutral style and is set up for real life. Early mornings are taken care of with invigorating showers, while evenings lend themselves to slower, more relaxed soaks - simple comforts that add a touch of everyday luxury without overdoing it.

Outside, the garden is enclosed, private and easy to manage. There's space to sit out, room for a bit of green without it becoming a project, and direct access back towards the parking. Two off-road spaces handle the practical side of everyday life without fuss.



Energy efficiency is another quiet strength. With a strong EPC rating of B, running costs are lower than many older homes, something that tends to matter more once you're actually living somewhere.

Goodwin Drive sits within a part of Arlesey that continues to benefit from wider investment and regeneration, including the Arlesey Cross project bringing new homes, green space and local facilities into the town. From here, Arlesey's mainline station is around a 17-minute walk, while the A507 is only a short drive away, making commuting and getting around straightforward.

This is a home that works for people who want modern living without excess - whether that's buying your next home, starting again, or choosing something that feels settled, practical and easy to live with from day one.

| ADDITIONAL INFORMATION

Council Tax Band - C

EPC Rating - B

| GROUND FLOOR

Lounge / Diner: Approx 16' 0" x 14' 11" (4.87m x 4.54m)

Kitchen: Approx 10' 10" x 8' 5" (3.31m x 2.57m)

Downstairs Cloakroom: Approx 6' 6" x 2' 9" (1.98m x 0.84m)

| FIRST FLOOR

Bedroom One: Approx 16' 0" x 9' 0" (4.87m x 2.74m)

Bedroom Two: Approx 16' 0" x 9' 3" (4.88m x 2.82m)

Bathroom: Approx 8' 11" x 7' 2" (2.72m x 2.18m)

| OUTSIDE

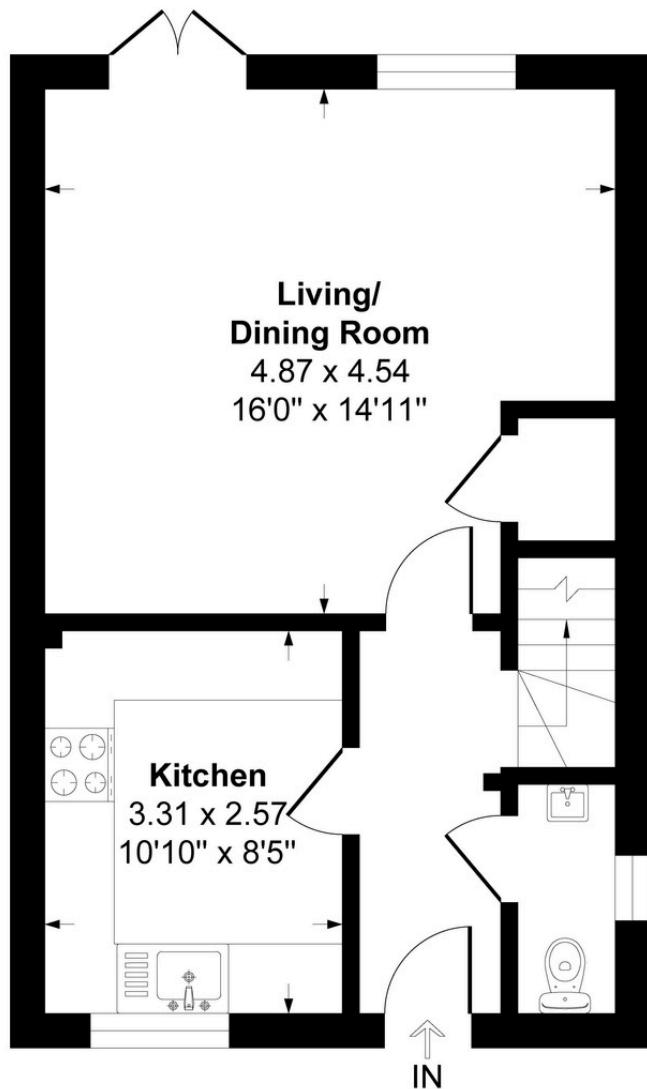
Enclosed rear garden

Two off road parking space



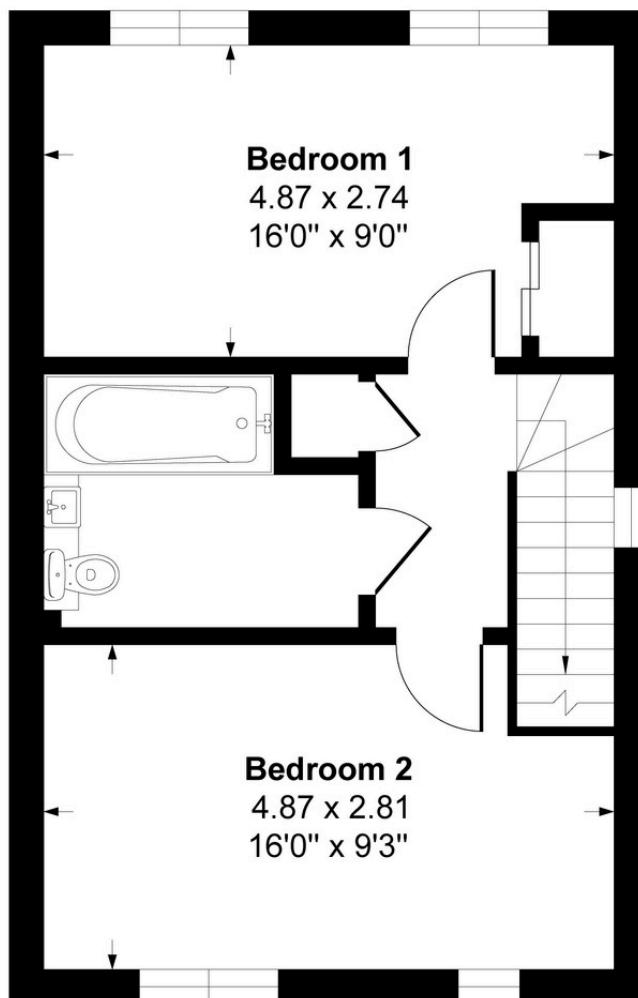
Ground Floor

Approx. 39.4 sq. metres (425 sq. feet)



First Floor

Approx. 39.4 sq. metres (425 sq. feet)



Total area: approx. 78.8 sq. metres (849 sq. feet)

For guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, system and appliances shown have not been tested and no guarantee as to their operability can be given.



Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: info@leysbrook.co.uk

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Registered in England and Wales 11327419

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		