



Hitchin Road

Arlesey,
Bedfordshire, SG15 6RP
Offers in Excess of £400,000

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This two bedroom modern bungalow is situated in a peaceful rural location with views over fields to the rear. The property is just over 3 years old and still under the warranty for a further 7 years. The bungalow offers a private garden with two parking spaces, modern open planned kitchen with high spec appliances and quartz worktops, dining room and large living room over looking the garden. There are two bedrooms and two bathrooms and a total 858sq ft of accommodation.

- Two bedroom detached bungalow
- Master bedroom with walk in wardrobe and en-suite
- Fully integrated kitchen
- Council Tax - Band E
- EPC - C
- 7 years remaining on the builders guarantee.
- Gas-fired under-floor heating
- Village location with countryside views

Entrance

Entrance via partially glazed UPVC door to hallway. Smooth skimmed ceiling with spotlights, radiator, wood effect laminate flooring and built in storage cupboard. Open plan leading to:

Lounge

5.26m x 4.34m (17' 3" x 14' 3")
Smooth skimmed ceiling with spotlights, radiator and wood effect laminate flooring. French doors leading to rear garden. Open plan to:

Kitchen

3.73m x 2.95m (12' 3" x 9' 8")
Smooth skimmed ceiling with spotlights and wood effect laminate flooring. Fully fitted modern kitchen with integral appliances including fridge/freezer, washing machine, dishwasher, double electric oven and 4 burner gas hob with extractor fan. A range of modern grey wall and base mounted units with a stylish quartz worktop. Double-glazed window to rear aspect. Partially glazed UPVC door leading to the rear garden.



Bedroom 1

3.58m x 3.00m (11' 9" x 9' 10")

Smooth skimmed ceiling with ceiling light, radiator and wood effect laminate flooring. Double-glazed window to front aspect. Walk in wardrobe. Door to:

En-suite

2.01m x 1.5m (6' 7" x 4' 11")

Smooth skimmed ceiling with spotlights and tiled flooring. Low level WC, tiled shower cubicle, vanity sink and heated towel rail. Obscured double-glazed window to side aspect.

Bedroom 2

3.89m x 2.95m (12' 9" x 9' 8") Smooth skimmed ceiling with ceiling light, radiator and wood effect laminate flooring. Double-glazed window to side aspect. Built in wardrobe. Door to:

Bathroom

3.61m (max) 2.01m (11' 10" x 6' 7")

Jack and Jill bathroom with doors to bedroom 2 and the hallway. Smooth skimmed ceiling with spotlights and tiled flooring. Low level WC, panelled bath with overhead shower, vanity sink and heated towel rail. Obscured double-glazed window to side aspect.

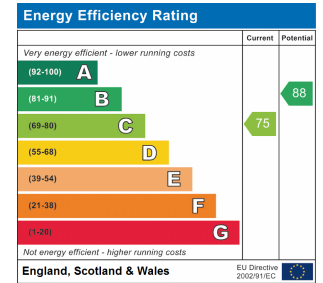
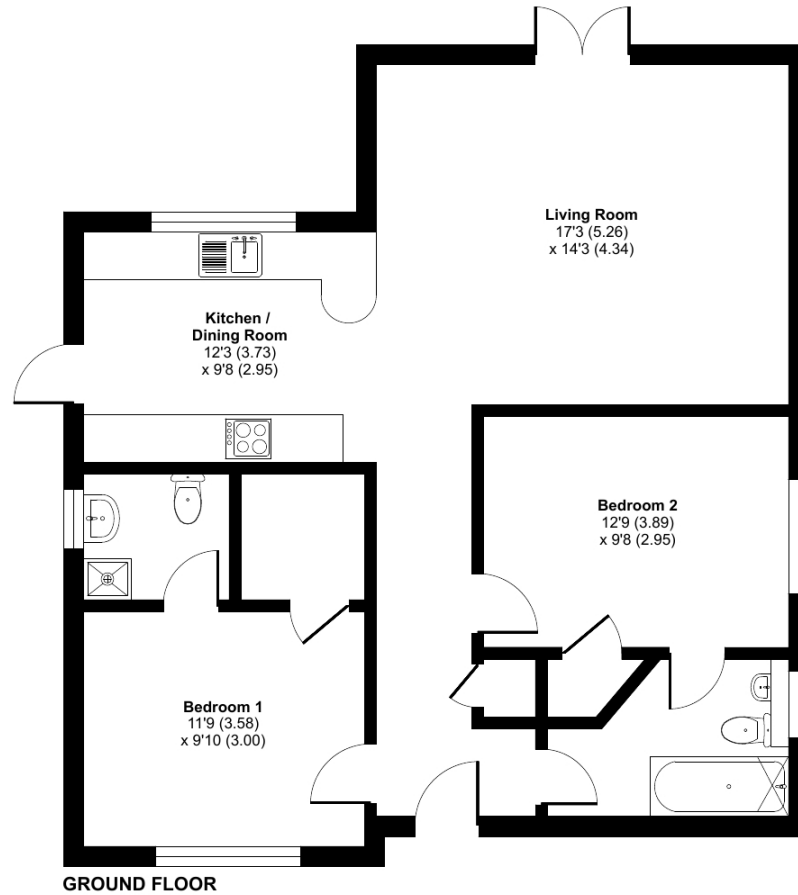
Rear Garden

Enclosed rear garden predominately laid to lawn with a small flower bed. Patio adjoining the house. Side gate gives access to gravel parking area.



Approximate Area = 858 sq ft / 79.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1003971



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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