



Straw Plait Way, Arlesey, Bedfordshire.



Satchells





## 2 Bedroom Terraced House

### Guide Price £280,000 Freehold

Early viewing is highly recommended on this beautifully presented two bedroom property located in a cul-de-sac in the popular village of Arlesey, within easy reach of all local amenities and the mainline railway station.

The light and airy accommodation comprises entrance porch, living room and a refitted kitchen/dining room to the ground floor, whilst the first floor provides two double bedrooms and a refitted bathroom suite. Externally is an attractive rear garden, single garage with parking in front for one car and benefits from having its own unique, private allotment! All in all a superb home.

- Two double bedrooms
- Refitted kitchen/dining room
- Refitted bathroom
- Comfortable living room
- Attractive rear garden
- Private allotment
- Garage and parking
- Gas central heating
- Double glazing
- EPC rating C. Council tax band B

## **Ground Floor**

### **Entrance Porch:**

A fully enclosed entrance porch with double glazed front door. Double glazed window to side. Wood effect flooring.

### **Living Room:**

Abt. 15' 5" x 11' 8" (4.70m x 3.56m) A good size living room with double glazed window to front. Stairs to first floor. Television point. Karndean flooring. Double doors lead through to the kitchen/dining room.

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

Abt. 11' 8" x 11' 1" (3.56m x 3.38m) A beautifully refitted kitchen/dining room comprising a comprehensive range of eye and base level units with ample work surfaces. Single drainer ceramic sink unit. Built-in ceramic hob, electric oven and extractor hood. Integrated fridge/freezer, washer/drier and dishwasher. Tiled splashback area. Double glazed door and window to rear garden. Vinyl flooring

## **First Floor**

### **Landing:**

Loft access. Carpet as fitted.

## **Bedroom One:**

Abt. 11' 8" x 9' 11" (3.56m x 3.02m) Double glazed window to front. Radiator. Built in overstairs cupboard. Carpet as fitted.

## **Bedroom Two:**

Abt. 11' 8" x 7' 10" (3.56m x 2.39m) Double glazed window to rear. A range of built in wardrobes that also house the gas boiler. Radiator. Carpet as fitted.

## **Bathroom:**

A refitted white suite comprising panelled bath with mixer tap, shower attachment and glass screen, vanity unit with counter top wash hand basin and low level WC with concealed cistern. Heated towel rail. Extractor fan. Ceramic tiled flooring.

## **Outside**

### **Front Garden:**

A paved frontage with decorative stone.

### **Rear Garden:**

An attractive rear garden with paved patio area, established lawn and paved pathway leading to the rear gate. Decorative stone borders. Outside light and outside tap.

**Allotment Garden:**

Located to the rear of the garage block is this additional allotment area with shed.

**Garage:**

A brick built single garage located en-bloc to the rear of the property with power and light. Parking in front for one car.

**Agents Note:**

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



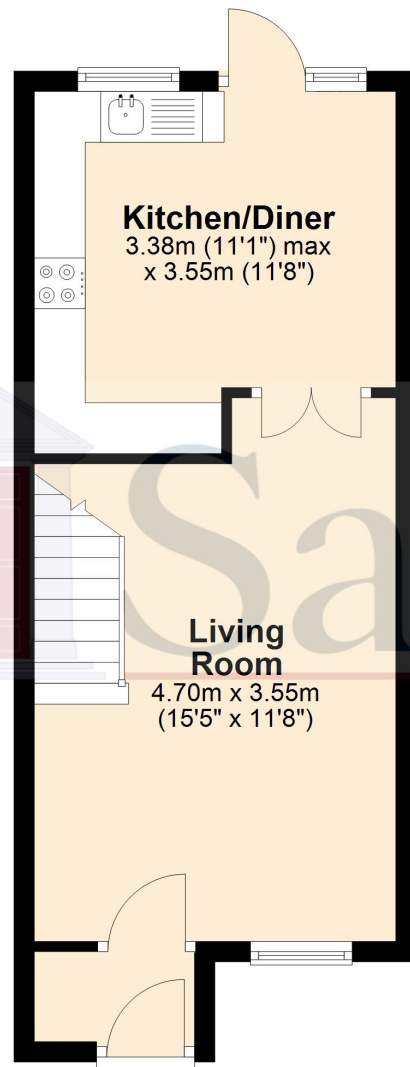




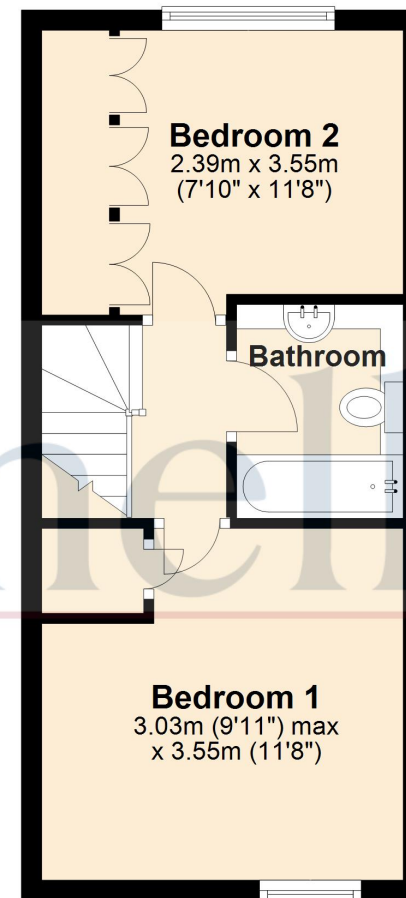
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## Ground Floor



## 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.