

FREEHOLD



House - Semi-Detached (EPC Rating: C)

**12 Jubilee Crescent, Arlesey, Bedfordshire, SG15 6SB**

Offers Over

**£525,000**



First Step



# 4 Bedroom House - Semi-Detached located in Arlesey

COMPLETED UPWARD CHAIN... 4 DOUBLE bedrooms... IMPRESSIVE entertaining Kitchen/dining/family area... UNDERFLOOR HEATING...

Large private sunny garden... Driveway PARKING for 4 CARS... UTILITY Room... WALK-IN wardrobe... PEACEFUL CUL-DE-SAC location... BEAUTIFULLY presented throughout... SMART CENTRAL HEATING CONTROL..

COMPLETED UPWARD CHAIN...

BEAUTIFULLY PRESENTED FAMILY HOME...

PEACEFUL NO THROUGH ROAD LOCATION...

4 DOUBLE BEDROOMS...

UNDERFLOOR HEATING...

NEW BOILER...

LARGE PRIVATE SUNNY GARDEN...

DRIVEWAY PARKING FOR 4 VEHICLES...

The ground floor consists of an impressive entertaining kitchen/dining/family room, utility room, living room & downstairs bathroom.

The first floor consists of 4 double bedrooms & shower room.

Externally is a large sunny garden and block paved driveway parking for 4 vehicles.

## GROUND FLOOR

### ENTRANCE HALLWAY:

Composite front door leading into hallway. Double glazed window to side aspect. Wood effect flooring, inset spot ceiling lights, radiator, wall mounted coat hooks, consumer unit, Nest heating control (remote wifi access), thermostat. Doors to 2 built-in shelved storage cupboards. Carpeted staircase leading to first floor & doors leading to:

### LOUNGE:

15'6" x 10'5"

Double glazed window to front aspect, fitted with venetian blinds. Carpet, wall mounted shelving, inset spot ceiling lights, radiator, BT, TV point. Fully glazed double doors leading to:

### KITCHEN/DINING/FAMILY ROOM:

23'3" x 18'4"

Double glazed window to rear aspect, fitted with roller blinds with 3 Velux windows to rear aspect, plus bi-fold doors leading to rear garden, fitted with remote controlled roller blinds. Fitted with a range of white gloss wall eye & base level units with complementary work surface, incorporating larder cupboard, 3 large pan drawer packs, plus matching island with seating for 3 with feature drop lighting, fitted with base unit & drawer pack. Double eyeliner oven, 4 ring induction hob & extractor. Integrated dishwasher, space for American style fridge freezer. White ceramic sink with mixer tap. Wood effect flooring, inset spot ceiling lights, TV point, under floor heating. Door leading to:

### UTILITY ROOM:

Double glazed window to side aspect. White gloss base unit fitted with sink. Space & plumbing for washing machine & tumble dryer. Wall mounted Worcester boiler (newly installed November 2022). Wood effect flooring, inset spot ceiling light, radiator.

### BATHROOM:

7'5" x 6'4"

Double glazed privacy windows to front & side aspect. White suite comprising: fully tiled panelled bath, fitted with wall mounted hand held shower & rainfall head with glass screen. Vanity unit with inset wash hand basin, concealed cistern wc. Ceramic tiled flooring, inset spot ceiling lights, chrome heated towel rail, underfloor heating.

## FIRST FLOOR

### LANDING:

Carpet, ceiling light. Loft access: fully insulated. Doors leading to:

### MASTER BEDROOM:

14'0" x 11'0"

Double glazed window to rear aspect. Carpet, inset spot ceiling light, radiator.





**BEDROOM 2:**

16'0" x 9'0"  
Double glazed window to rear aspect. Built-in 2 door walk-in wardrobe, fitted with shelf, rail & drawer pack. Carpet, inset spot ceiling lights, radiator.

**BEDROOM 3:**

11'9" x 10'2"  
Double glazed window to front aspect. Carpet inset spot ceiling lights, radiator.

**BEDROOM 4:**

10'7" x 7'7"  
Double glazed window to front aspect. Built-in 2 door walk-in wardrobe, fitted with shelf, rail & drawer pack. Wood effect flooring, inset spot ceiling lights, radiator.

**SHOWER ROOM:**

Sun tube to ceiling. White suite comprising: fully tiled large shower cubicle, fitted with rainfall head style shower with glass screen. Wall mounted wash hand basin, concealed cistern wc. Wood effect flooring, inset spot ceiling lights, chrome heated towel rail, underfloor heating.

**EXTERNAL**

**FRONT ASPECT:**

Driveway leading to front door. Gated access leading to rear aspect.

**REAR GARDEN:**

Large private sunny garden with fence & hedge perimeter with established shrubs to borders. Patio area leading to lawn. Wooden shed, wooden swing seat. Outside light, external tap, external power. Paved pathway to side aspect with gated access to rear aspect.

**DRIVEWAY:**

Large block paved driveway with parking for 4 vehicles.

**ADDITIONAL MATERIAL INFORMATION**

Tenure: Freehold  
Council tax: Band C  
EPC: Rating C

Mains electric, gas and water  
Traditional brick construction  
Full Gas Central Heating

**LOCAL AREA:**

The property is situated on the border of Arlesey and Ickleford which benefits from the lovely open countryside close by with excellent cycle routes, whilst also being only a few minutes from the A1(M). Arlesey also benefits from a train service with fast trains to London's Kings Cross & London St Pancras (circa 35-45 mins).

Arlesey benefits from a local library, pharmacy, excellent



takeaway restaurants and Fish & Chip shop, the local lower school, Gothic Mede Academy and several local pubs.

There are frequent buses passing regularly into Hitchin (10 mins away), Letchworth (5 mins away) and Bedford (30 mins away) with a bus stop very nearby.

There are many nearby middle schools and upper schools of Etonbury Academy and Samuel Whitbread Academy.

**AGENTS NOTE:**

The apparatus, equipment, fittings and services for this property have not been tested by First Step, all interested parties will need to satisfy themselves as to the condition of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error.

These details are to be used as a guide only and their accuracy is therefore not guaranteed.

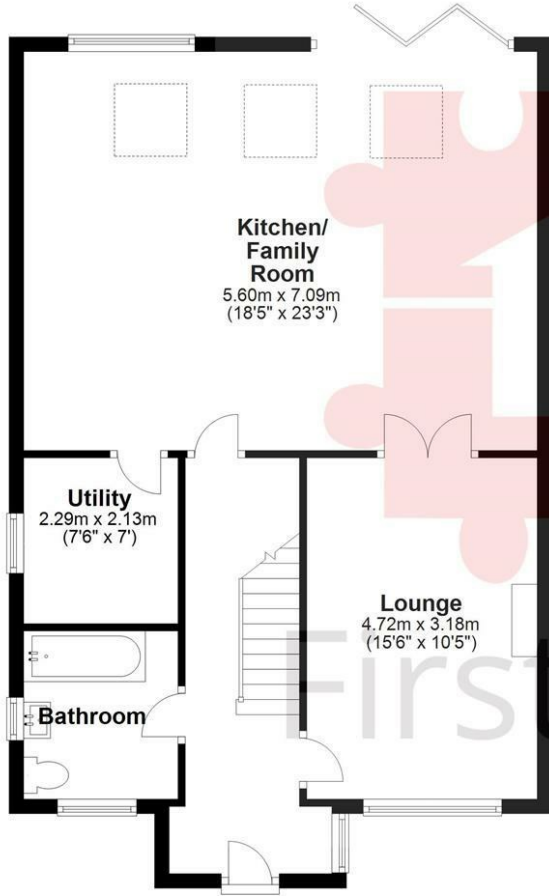






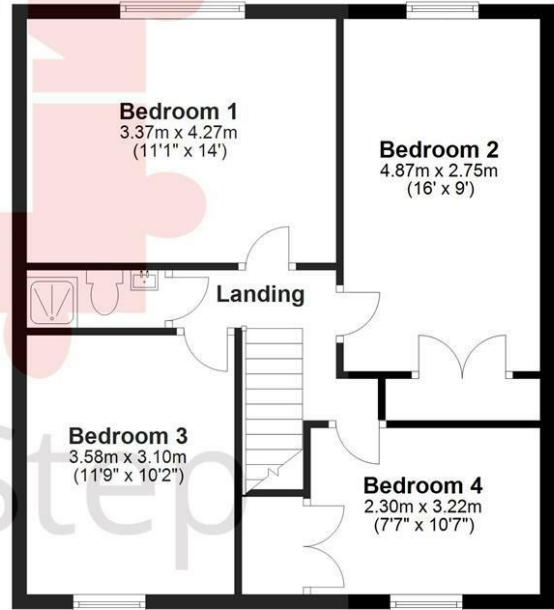
### Ground Floor

Approx. 75.5 sq. metres (813.1 sq. feet)



### First Floor

Approx. 57.5 sq. metres (618.8 sq. feet)

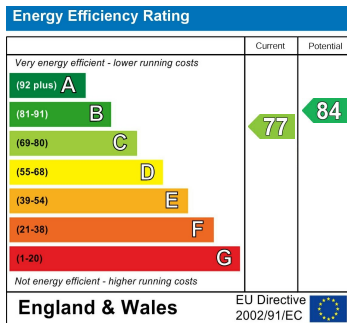


Total area: approx. 133.0 sq. metres (1431.9 sq. feet)

Council Tax Band

**C**

Energy Performance Graph



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**First Step**