

FREEHOLD



House - Detached (EPC Rating: C)

5 Chancellors, Arlesey, Bedfordshire, SG15 6YB

Offers Over

£575,000



First Step



5 Bedroom House - Detached located in

CHAIN FREE... Impressive ENTERTAINING Kitchen/breakfast Room with LARGE ISLAND... Private WEST FACING GARDEN... Large TOP FLOOR SUITE with DRESSING ROOM... 2 EN-SUITES... Garage and driveway parking...

GROUND FLOOR

Entrance Hallway

Door from front aspect. Full height door to storage cupboard. Ceramic tiled flooring. Staircase to first floor. Doors leading to:

Lounge

14'10" x 12'4"

Two windows to front aspect, fitted with wooden shutters. Full wall Sharps bespoke fitted storage with a range of shelves, drawers and cupboards, fitted with lights. Two internal doors leading to Kitchen/Diner. Invictus luxury vinyl flooring with underfloor heating.

Kitchen/Dining/Breakfast Room

22'3" x 13'7"

Window and bi-fold doors to rear aspect. White high gloss wall and base units with quartz work surface and matching upstand. Integrated dishwasher, washing machine, large upright fridge and large upright freezer. Double oven, 6 ring gas hob, extractor hood. Wall mounted boiler. Inset sinks, under plinth lighting, floor plinth lighting. Pull out corner carousel storage.

Complementary large round edged free standing island, with seating area for 3-4 bar stools and fitted with power point.

Continuation of ceramic tiled flooring with under floor heating. Bi-fold doors leading to conservatory.

Conservatory

14'4" x 12'1"

French doors to side aspect. Amtico flooring, radiator.

Cloakroom

Window to front fitted with wooden shutter. White suite comprising: Vanity unit with concealed push button wc, square wash hand basin, 2 doors. Half tiled walls. Continuation of ceramic tiled flooring.

FIRST FLOOR

First Floor Landing

Window to side aspect. Carpet. Doors leading to:

Bedroom 2

12'10" x 11'6"

Window to rear aspect, fitted with wooden shutters. Built-in 4 door wardrobe fitted with shelf and rail, dressing table/desk, 3 drawers. Plus, further built in 3-door wardrobe fitted with shelf and rails. Carpet. Door leading to:

Bed 2 En-suite

5'11" x 5'7"

Window to side aspect, fitted with wooden shutters. White suite comprising: vanity unit with concealed push button wc, wash hand basin, 2 doors and large fully tiled shower cubicle with large shower head and glass door. Ceramic tiled flooring, heated towel rail, wall mirror with light and shaver point.

Bedroom 3

12'9" x 10'5"

Window to front aspect, fitted with wooden shutters. Built-in 4 door wardrobe fitted with shelf and rail. Carpet.

Bedroom 4

8'10" x 6'5"

Window to front aspect, fitted with wooden shutters. Carpet.

Bedroom 5

8'9" x 6'5"

Window to rear aspect, fitted with wooden shutters. Carpet.

Family Bathroom

6'11" x 5'7"

Window to side aspect. White suite comprising: vanity unit with concealed push button wc, wash hand basin, 2 doors and fully tiled P-shape bath with large wall mounted shower and glass screen. Ceramic tiled flooring, heated towel rail, wall mirror with light and shaver point.

SECOND FLOOR



Second Floor Landing

Window to side aspect. Full height door to airing cupboard. Carpet. Door leading to Bedroom 1 suite.

Bedroom 1 Suite

24'0" x 12'0"

Dual aspect, window to front and velux to rear aspect. L-shaped room with opening leading to dressing room and door leading to en-suite.

Bedroom 1 Dressing Room

10'11" x 7'6"

Velux window to rear aspect. Built-in 4 door wardrobe fitted with shelf and rail. Carpet.

Bedroom 1 En-suite

10'11" x 5'11"

Window to front aspect. White suite comprising: vanity unit with wash hand basin, concealed push button wc, fully tiled shower cubicle with large shower head and glass door. Ceramic tiled flooring, heated towel rail, wall mirror with light and shaver point.

EXTERNAL

Front Garden

Mainly laid to decorative stones and shingle with small lawn area and paved pathway to front door plus side gated access to rear garden. Access to driveway and garage.

Rear Garden

Perimeter fenced garden with entertaining decking, patio and decorative stoned area. Low maintenance astroturf. Decorative retaining wooden posts to upper level laid to decorative stones.

Tandem Garage & Driveway Parking

Brick built tandem length garage fitted with light, eave storage and personal door to access garden. Driveway parking for 2 cars.

ADDITIONAL PROPERTY INFORMATION

Freehold

EPC Rating: C

Council Tax: Band F

Traditional Brick and Block build

Mains utilities

LOCAL AREA

The property is situated in Church End, Arlesey, which benefits from the lovely open countryside close by with excellent cycle routes, whilst also being only a few minutes walk to the train station and a few minutes in the car 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 boasts a local library, pharmacy, excellent takeaway restaurants and Fish & Chip shop, the local lower school, Gothic Mede Academy and several local pubs.



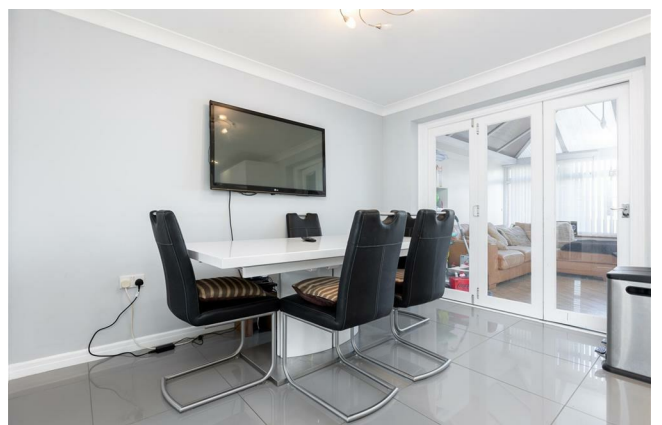
There are frequent buses passing regularly into Hitchin (10 mins away), Letchworth (5 mins away) and Bedford (30 mins away) with a bus stop very nearby.

There are many nearby schools with Pix Brook Academy, Etonbury Academy and Samuel Whitbread Academy.

AGENTS NOTES

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.

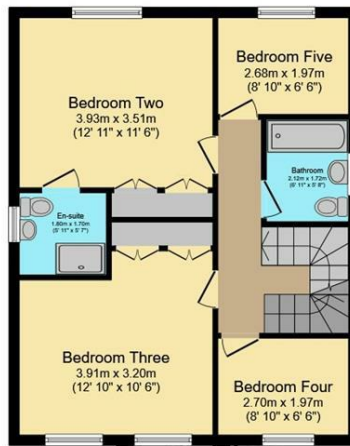
These details are to be used as a guide only and their accuracy is therefore not guaranteed.



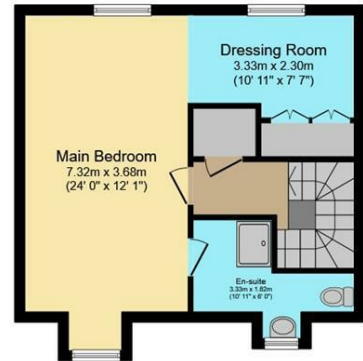




Ground Floor
Floor area 75.5 m² (813 sq.ft.)



First Floor
Floor area 58.5 m² (630 sq.ft.)



Second Floor
Floor area 42.9 m² (462 sq.ft.)

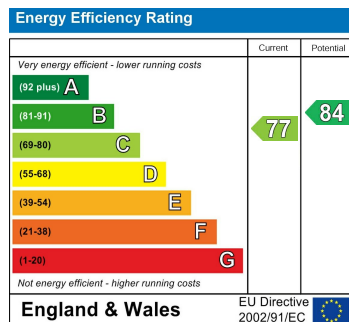
TOTAL: 177.0 m² (1,905 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Council Tax Band

F

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



First Step