

FREEHOLD



House - Detached (EPC Rating: C)

30 The Hermitage, Arlesey, Beds, SG15 6XE

Price Guide

£695,000



First Step

6 3 4 C

6 Bedroom House - Detached located in Arlesey

Nestled in the charming area of The Hermitage, Church End, Arlesey, this impressive detached house offers a perfect blend of modern living and spacious comfort. With six well-proportioned bedrooms, this new build property, constructed in 2003, spans an impressive 2,246 square feet, providing ample room for families of all sizes.

The house features three contemporary bathrooms, ensuring convenience for both residents and guests. The thoughtful design and layout of the home create a welcoming atmosphere, ideal for entertaining or simply enjoying quiet family time.

One of the standout features of this property is the generous parking space, accommodating up to five vehicles, which is a rare find in today's market.

The Hermitage is a delightful location, offering a peaceful residential environment while still being within easy reach of local amenities and transport links. This property is not just a house; it is a place where you can create lasting memories. Whether you are looking for a family home or a spacious retreat, this property is sure to impress.

INTERNAL

Ground Floor

Entrance Hallway

Door leading from front aspect and window to side aspect. Laminate flooring. Door to under stairs cupboard. Staircase to first floor. Ground floor doors leading to:

Cloakroom

Window to side aspect. Half tiled walls and continuation of laminate flooring. White suite comprising: wall mounted wash hand basin and flush w/c.

Kitchen/Breakfast Room

13'11" x 12'9"

Window to rear aspect. Cream Shaker style kitchen with wall & base units fitted with corner carousel. Complimentary square edge work surface with matching splash back. Stainless steel one and half sink with filter tap. Integrated double oven with 5 ring gas hob, glass splashback & extractor. Integrated dishwasher & microwave. Ceramic tiled flooring with upstand. USB sockets. Door leading to:

Utility Room

Window to side aspect and door to rear aspect. Matching base units and square edge work surface with matching splash back, fitted with circular sink. Wall mounted Worcester boiler. Continuation of ceramic tiled flooring with upstand.

Lounge

18'2" x 13'2"

Dual aspect, bay window to front aspect and window to side aspect. Continuation of laminate flooring. Glazed double doors leading to dining room.

Study

7'9" x 7'1"

Window to front aspect. Continuation of laminate flooring. High level wall mounted consumer unit.

Dining Room

11'10" x 11'11"

Continuation of laminate flooring. Door leading to kitchen. Large opening into conservatory.

Conservatory

16'7" x 12'11"

P-Shape conservatory with brick base and glazed French doors to rear aspect, all windows fitted with sun blinds. Continuation of laminate flooring.

First Floor

Landing 1

Arched window to front aspect. Door to airing cupboard housing water tank. Doors leading to:

Principal Bedroom

14'9" x 13'2"

Window to front aspect. USB sockets, carpet. Door leading to:

En-Suite 1

Window to front aspect. White suite comprising: Corner shower cubicle, rectangular wash hand basin with tiled splash back and 2 door vanity unit, push button wc. White vertical radiator. shaver point, vinyl flooring.

Bedroom 2

13'1" x 11'2"

Window to rear aspect. USB sockets, carpet. Door leading to:

En-Suite 2

Window to rear aspect. White suite comprising: Shower cubicle with glass doors, push button wc and rectangular wash hand basin with tiled splash back and 2 door vanity unit. Shaver point, vinyl flooring.

Bedroom 5

11'11" x 8'8"

Window to rear aspect. Carpet.



Bedroom 6

10'7" x 7'5"

Window to front aspect. Carpet.

Bathroom

Window to rear aspect. White suite comprising: Panelled half tiled bath, pedestal wash hand basin, flush wc, panelled bath. Shaver point, vinyl flooring.

Landing 2

Carpet. Large storage shelf. Full height door to storage cupboard, shelved. Doors leading to:

Bedroom 3

13'7" x 13'5"

Dual aspect, velux windows to rear aspect and window to side aspect fitted with black out blinds. Carpet.

Bedroom 4

13'5" x 12'2"

Dual aspect, range of velux windows to rear and front aspect fitted with black out blinds. Carpet.

Cloakroom

White suite comprising: push button wc and wash hand basin. Storage ledge and vinyl flooring.

EXTERNAL

Front Garden

Paved pathway leading to front door. Decorative shingle area to either side of pathway. External light. Four wooden planters to front perimeter with plants. Side gated access. Additional garden to side with established shrubs and trees.

Rear Garden

Walled perimeter, mainly laid to lawn with two separate entertaining patio areas, one fitted with wooden pergola. Raised beds with seating area plus raised flower beds. External light and tap. Personal door to garage. Side gated access to driveway.

Garage & Driveway Parking

Detached brick built double garage with roller up and over doors, garage fitted with personal door, power, light, shelving and eave storage. Block paved driveway parking for 3 cars. Secluded external bin storage.

Additional Property Information

Freehold

EPC Rating: C

Council Tax Band: F

Mains Utilities

Traditional brick and block construction

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.

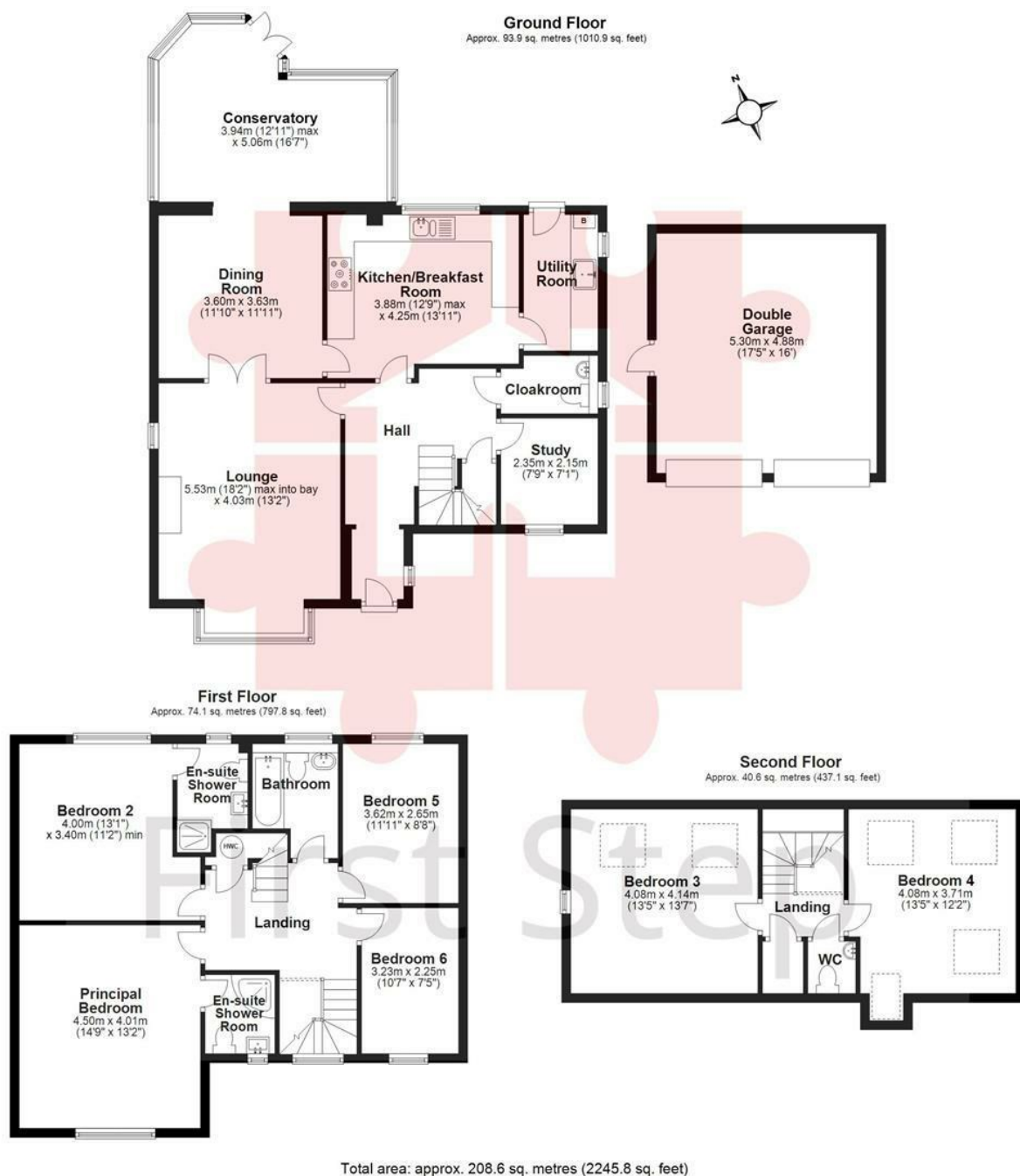
Agents Notes

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.



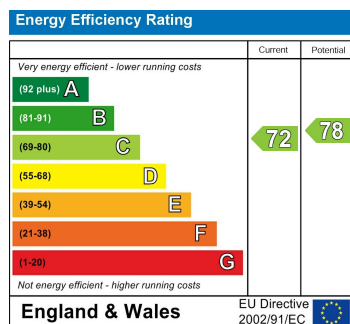




Council Tax Band

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.



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