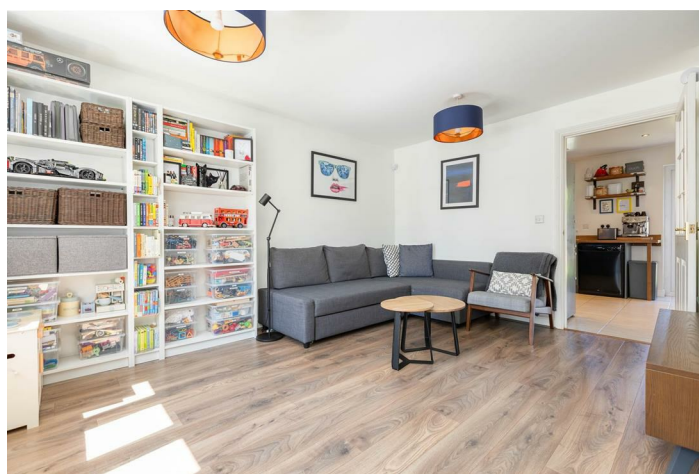


FREEHOLD



House - Semi-Detached (EPC Rating: C)

# 4 LITTLE CLOSE, ARLESEY, BEDS, SG15 6AB

Offers Over

**£375,000**



First Step



# 3 Bedroom House - Semi-Detached located in Arlesey

3 DOUBLE bedrooms... Large L SHAPED WRAPAROUND garden... \*\*\*PLANNING PERMISSION for side extension & garden room, plus additional parking space\*\*\*... ENTERTAINING Kitchen/Diner... Larchwood DECKING AND PLANTERS... Garage and DRIVEWAY PARKING for 2 cars... UNDERFLOOR HEATING...

## INTERNAL

### Ground Floor

#### Entrance Hallway

Door to front aspect. Laminate flooring. Staircase to 1st floor. Door leading to:

#### Lounge

13'7" x 11'6"

Bay window to front aspect fitted with window seat with storage. Fitted book shelving storage unit. Soundproof ceiling. Continuation of laminate flooring with underfloor heating. Door leading to:

#### Kitchen/Diner

15'0" x 9'8"

Window and french doors to rear aspect. A range of grey base units, with bespoke custom made wooden storage shelves, with complementary 40mm solid oak work surface and upstand. Freestanding dishwasher, washing machine, upright fridge/freezer, double oven with 4 ring gas hob and extractor. One and a half bowl sink. Ceramic tiled flooring for underfloor heating. Door leading to:

#### Cloakroom

Window to side aspect. White suite comprising: push button wc, pedestal wash hand basin with tiled splash back. Pull down cupboard door housing underfloor heating control system. Continuation of ceramic tiled flooring with underfloor heating.

### First Floor

#### Landing

Dual aspect windows to side and front aspect. Full height cupboard housing the boiler, fitted 2023. Staircase to 2nd floor. Carpet. Doors leading to:

#### Bedroom 2

12'0" x 8'1"

Window to front aspect. Two open fronted wardrobes. Laminate flooring.

#### Bedroom 3

11'5" x 8'1"

Window to rear aspect. Open storage fitted with double drawers, shelf and rail. Laminate flooring.

#### Bathroom

Window to rear aspect. White suite comprising: Fully tiled panelled L shaped bath with wall mounted waterfall shower and glass screen, push button wc, vanity wash hand basin with circular bowl. Tiled walls, heated towel rail, Karndean flooring.

### Second floor

#### Bedroom 1

15'6" x 11'4"

Two velux windows to rear aspect, fitted with black out blinds. Window seats with storage, plus access to eave storage. Laminate flooring. Door leading to:

#### Cloakroom

White suite comprising: Push button wc, pedestal wash hand basin, ceramic tiled flooring.

## EXTERNAL

### Front Garden

Small garden area laid to lawn with established shrubs and decorative shingle, paved pathway to front door. External light. Side gated access.

### Rear Garden - L shaped wraparound

L shaped wraparound garden with fence perimeter. Mainly laid to lawn with entertaining Siberian larch decking with matching raised planters, bark area with established cherry blossom tree and plants. Two whiskey barrel planters with established plants. External light, power, tap, side gated access. Personnel door into garage.

### Garage & Driveway Parking

Single garage, fitted with up and over door, light, power, eave storage, fitted with tumble dryer, personnel door to garden. Driveway parking for 2 cars in front of garage.

## ADDITIONAL PROPERTY INFORMATION

Freehold

EPC; Rating C

Council tax: Band C

Service charge £150 per year to maintain private road

\*\*\*Planning permission CB/25/02001/FULL single storey side



extension with roof lights & construction of a detached rear garden room\*\*\*  
 Mains utilities  
 Timber frame construction  
 Access via private road  
 Restrictive covenants - ask for further details

#### Local Area

The property is situated in the heart of Arlesey and 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).

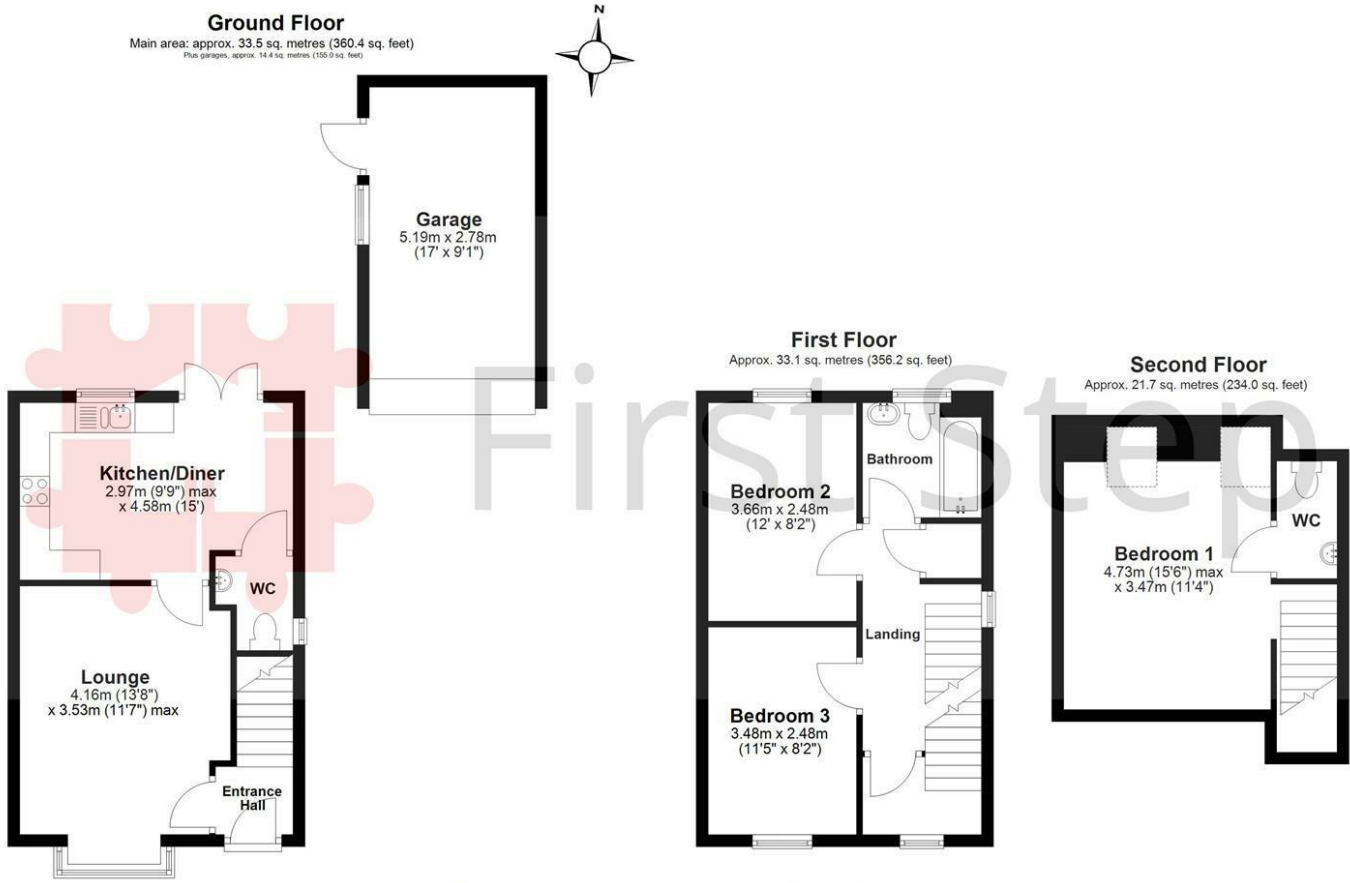
Arlesey benefits from a local library, pharmacy, excellent takeaway restaurants and Fish & Chip shop, the local lower school, Gothic Mede Academy and several local pubs.

#### Agents Note

The apparatus, equipment, fittings and services for this property have not been tested by agent, 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**  
Main area: approx. 33.5 sq. metres (360.4 sq. feet)  
Plus garages, approx. 14.4 sq. metres (155.0 sq. feet)

**First Floor**  
Approx. 33.1 sq. metres (356.2 sq. feet)

**Second Floor**  
Approx. 21.7 sq. metres (234.0 sq. feet)

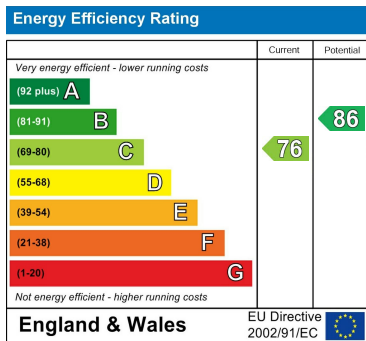
**Main area: Approx. 88.3 sq. metres (950.5 sq. feet)**  
Plus garages, approx. 14.4 sq. metres (155.0 sq. feet)

Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warrant or representation as to the accuracy and completeness of the floor plan.  
Plan produced using PlanUp.

Council Tax Band

**C**

Energy Performance Graph



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**01462 659 730**

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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**