House - Detached (EPC Rating: D)

84 CHURCH LANE, "CHURCH END", ARLESEY, BEDS, SG15 6UX

Offers Over

£750,000

First Step

4 2 4 D

4 Bedroom House - Detached located in Arlesey

OVER 2100 SQ FT... 4 DOUBLE bedrooms plus EN-SUITE... Parking for 8 CARS... Private SUBSTANTIAL PLOT with WRAP AROUND GARDEN... Separate Lounge, SNUG, Conservatory & GYM/STUDY... Large UTILITY Room... ENTERTAINING Kitchen/Family Room... BATHROOM with HIS & HERS VANITY UNIT...

INTERNAL

Ground Floor

Entrance Hallway
Dual aspect door to side and window to front aspect, fitted with wooden shutters. Ceramic tiled flooring with shallow step up to Kardean flooring. Door to understairs storage cupboard. Staircase to first floor. Doors leading to:

Kitchen
8'9" x 14'4"
Two windows to rear, fitted with wooden shutters. A range of wall and base matt black units with quartz worksurface and upstand: comprising: corner carousel storage, pull out bin storage, integrated microwave, Miele double oven, ceramic hob & extractor hood, slimline wine cooler, dishwasher, Quooker hot and cold tap, water softener, inset butler style sink, under plinth lighting. Bar seating area for 2 bar stools. Continuation of Karndean flooring. Full height door to storage cupboard. Opening to Conservatory and family room.

Family Room
12'0" x 11'0"
Feature fire place with wooden mantle beam & quartz hearth housing wood burning stove. Bespoke recess storage comprising storage shelves, cupboards and wine rack. Glazed internal doors to Lounge, Bar seating area for 2 bar stools.

Lounge
23'5" x 10'7"
Full height windows and door to side aspect, fitted with wooden shutters, plus 2 velux skylight windows. Exposed wooden ceiling beams to vaulted ceiling. Feature exposed brick wall. Bamboo plank flooring with underfloor heating. Glazed internal doors to Conservatory.

Conservatory
10'9" x 10'7"
Brick based conservatory with glazed windows and roof, French doors to garden. Continuation of Karndean flooring.

Snug
12'1" x 8'5"
Window to front aspect, fitted with wooden shutters. Solid wood shelves fitted into recess. Continuation of Karndean flooring.

Utility Room
18'4" 7'4"
A range of wall and base white gloss handleless units with complementary laminate worksurface and splashback, fitted with white sink and drainer. Continuation of Karndean flooring. Door leading to Gym/Study.

Gym/Study
15'4" x 7'9"
Window and fully glazed door to side aspect. Room suitable for buyer to finish for personal required use.

Cloakroom
White suite comprising: push button wc, wall mounted wash hand basin. Half tiled wall and Karndean flooring.

FIRST FLOOR

Landing
Full height door to cupboard housing the boiler. High level cupboard shelved. Staircase to second floor. Doors leading to:

Bedroom 1
10'7" x 10'4"
Dual aspect windows to side and front aspects, fitted with wooden shutters. 2 sliding mirrored door wardrobe. Carpet.

Bedroom 2
10'11" x 9'8"
Dual aspect windows to side and rear aspects, fitted with wooden shutters. Carpet.

Bedroom 4
9'11" x 8'3"
Window to front aspect, fitted with wooden shutters. 2 door fitted wardrobe. Loft access. Carpet.

Family Bathroom
Two windows to rear aspect. White suite comprising: tiled panelled bath with hand held shower, push button wc, large fully tiled shower cubicle with glass door, vanity unit with His & Hers wash hand basins. Half tiled walls, shaver point, 2 chrome heated towel rails, ceramic tiled flooring.

SECOND FLOOR

Bedroom 3 with Dressing Room
23'5" x 9'8"
Two windows to side aspect. Bedroom with opening leading to dressing room. Door leading to:

En-suite
White suite comprsing: Single fully tiled shower with glass door, push button macerator wc, pedestal wash hand basin. Half tiled walls and vinyl flooring.

EXTERNAL

Front Garden/Driveway
Hedge perimeter with block paved driveway and additional stoned area with parking for up to 8 vehicles. Established borders with shrubs and trees. Wall and railing gated access to garden.

Garage
14'4" x 7'9"
Single garage with double doors, fitted with light and power.

Wrap around Rear Garden
Wrap around private garden with hedge perimeters. Established garden with a variety of trees/fruit trees, shrubs and plants. Large raised bed planters. Heavy duty permanent wooden Gazebo on patio base, connected to wifi and electric. Substantial wrap around entertaining patio. Lockable wooden shed fitted with light and power. External power, lighting and tap.

ADDITIONAL PROPERTY INFORMATION
Freehold
EPC: Rating D
Council Tax: Band E

Traditional brick and block construction
Mains utilities

Local Area

The property is situated in the desirable "Church End" of Arlesey which benefits from being within a 5 minute walk of the train station and situated in the lovely open countryside with excellent walks and cycle routes, whilst also being only a few minutes from the A1(M).

Arlesey train service has fast trains to London's Kings Cross & London St Pancras (circa 35-45 mins), every 30 minutes.

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.

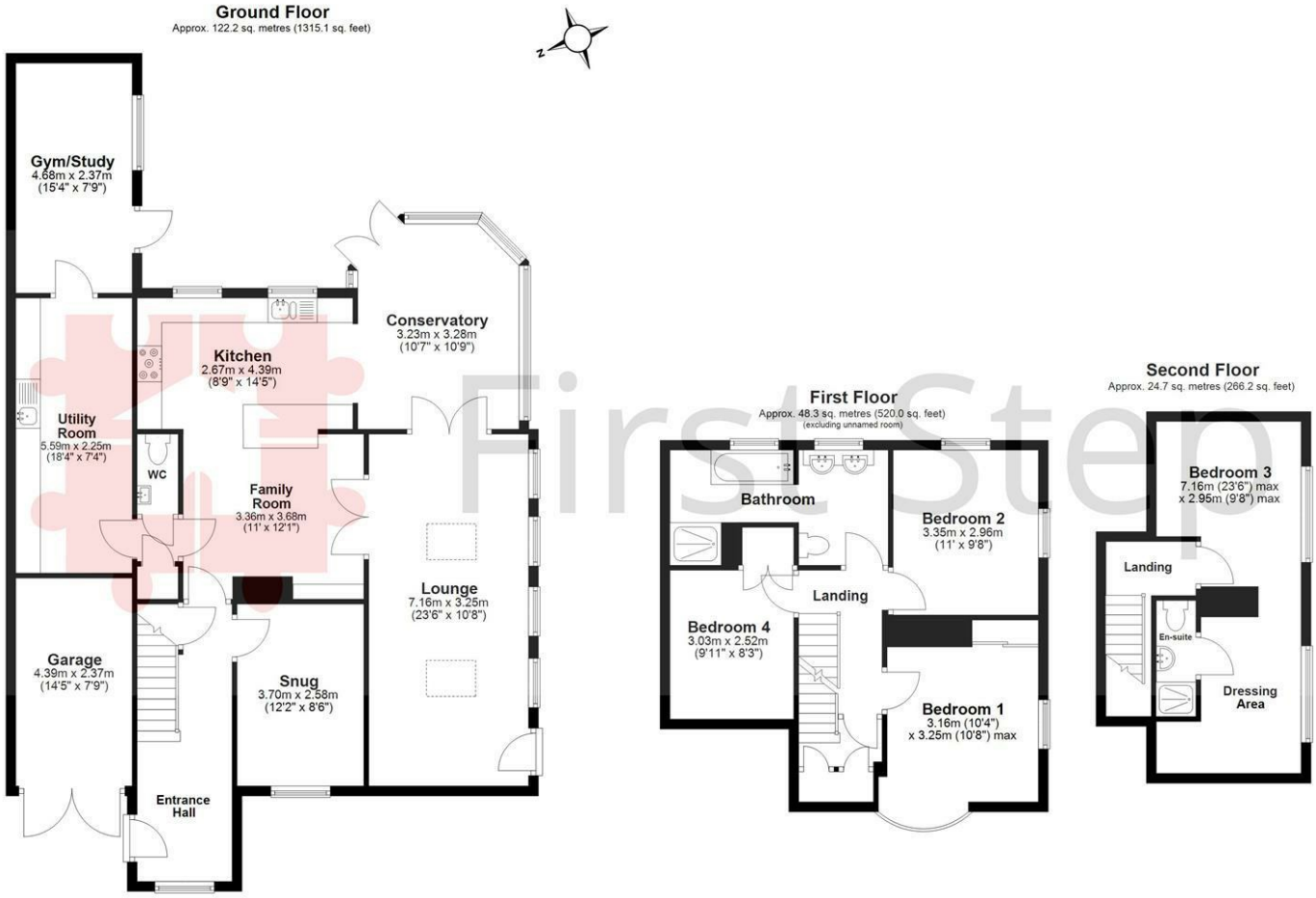
There are frequent buses passing regularly into Hitchin (10 mins away), Letchworth (5 mins away) and Bedford (30 mins away) with a bus stop very nearby.

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 the 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.



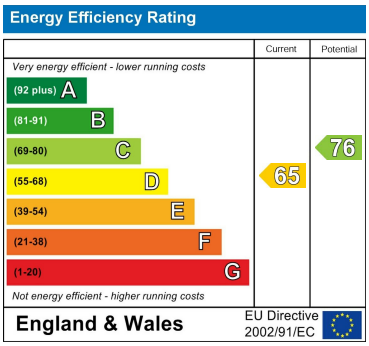
Total area: approx. 195.2 sq. metres (2101.3 sq. feet)

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

E

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