

FREEHOLD



House - Semi-Detached (EPC Rating: D)

**30 Stotfold Road, Church End, Arlesey,
Bedfordshire, SG15 6XT**

Price Guide

£650,000



First Step



4



2



3



D

4 Bedroom House - Semi-Detached located in Arlesey

4 DOUBLE bedrooms... DETACHED STUDIO/ANNEX... Parking for 4 CARS... Luxury bedroom with EN-SUITE... 3 SEPARATE RECEPTION Rooms... LOG BURNER... Large SOUTH FACING garden...

INTERNAL

GROUND FLOOR

Entrance Hallway

Door to front aspect. Under stairs storage cupboard. Amtico flooring. Doors leading to:

Living Room

11'5" x 10'4"

Bay window to front aspect. Chimney breast with recess and tiled hearth. Wooden flooring.

Study/Bedroom 4

11'8" x 7'4"

Window to front aspect, carpet, door leading to:

Utility Room

Window to side aspect. Oak effect wall and base units with complementary laminate work surface and up stand. Stainless steel sink with tiled splash back. Space and plumbing for washing machine. Laminate flooring. (Previously used as an en-suite, all plumbing still in situ if required).

Cloakroom

Window to front aspect. White suite comprising: Push button WC, wall mounted wash hand basin with tiled splash back. Ceramic tiled flooring.

Kitchen

14'1" x 10'6"

Window with granite ledge to side aspect & door to side aspect. Cream wall and base units with complementary laminate work surface with up stand. Full height door to shelved larder cupboard. Integrated dish washer, microwave and coffee machine. Space for free standing upright fridge freezer. Triple Cookmaster Leisure range style oven with 5 ring gas hob plus hotplate, extractor hood with colored glass splash back. One and a half bowl butler sink, under plinth lighting, ceramic tiled flooring. Opening to dining room and double doors to snug.

Dining Room

15'8" x 12'0"

French doors to garden. Fitted with surround sound. Continuation of ceramic tiled flooring. Patio sliding doors to conservatory.

Snug

11'5" x 10'8"

Chimney breast with recess with herringbone tiling fitted with log burner and quartz base plus wooden pelmet. Wooden recess shelving either side of chimney. Wooden floor. Opening to:

Conservatory

12'2" x 7'4"

French doors to rear aspect, 5 high level windows to side aspect with conservatory roof. Ceramic tiled flooring. Opening from snug and patio doors from dining room.

FIRST FLOOR

Landing

Window to side aspect. Loft access: velux window, fully boarded fitted with ladder and light. Carpet. Doors leading to:

Bedroom 1

15'7" x 12'0" (into wardrobe)

Window to rear aspect. 6 door built in wardrobe fitted with shelves, rails, mirror, mirror lights, drawers and glass display shelves. Wooden floor. Door leading to:

En-Suite

Window to front aspect fitted with wooden shutters. White suite comprising: Push button WC, wall mounted bespoke made to order marble wash hand basin with copper taps. Stone double ended freestanding bath with copper standpipe taps and hand held shower attachment. Heated towel rail, lighted wall mounted mirror, fully tiled marble tiled walls and flooring. Second loft access: fully boarded fitted with ladder and light.

Bedroom 2

12'0" x 11'5"

Bay window to front aspect fitted with wooden shutters. 5 door built in wardrobe fitted with shelves and rails, matching dressing table and bed side tables. Wooden flooring.

Bedroom 3

11'5" x 10'11"

Window to rear aspect. 4 door built in wardrobe fitted with shelves, rails and drawers - one cupboard housing water tank and boiler. Carpet.



Bathroom

Window to front aspect. White suite comprising: push button WC, wall mounted vanity wash hand basin, fully tiled L-shaped bath with storage shelf, wall mounted shower with glass screen. Wall mounted lighted mirror with shaver point. Heated towel rail. Amtico flooring.

EXTERNAL

Front Garden & Driveway

Low level way/railing to perimeter with established shrubs. Shingle driveway for 4 cars. External lights and power. Wooden storage container. Side gated access.

Back Garden

Fence perimeter to south facing garden. External lights, tap, power sockets, side gated access. Established shrubs and trees. Log storage container. Garden shed fitted with light and power. Entertaining patio with low level wall and single shallow step to lawn area leading to conservatory and detached studio/annex. Separate stoned entertaining area.

Detached Annex/Studio

24'5" x 12'5"

Detached annex with windows and door to front aspect.

3.80m x 3.80m

12'5" x 12'5"

Living room with window to front aspect. Door leading to:

3.80m x 1.98m

12'5" x 6'5"

Office with window to front aspect. Door leading to:

2.35m x 1.68m

7'8" x 5'6"

Store Room with window to front aspect, fitted with shelves.

Cloakroom fitted with white suite comprising: push button WC and wall mounted wash hand basin with tiled splash back. Wall mounted independent fuse box.

Laminate flooring throughout.

Detached Conservatory

Detached external conservatory, door access and high windows, fitted with light, power and blinds.

ADDITIONAL PROPERTY INFORMATION

Freehold

EPC: D

Council Tax: Band B

Mains Utilities

Traditional brick and block construction

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.







Main area: Approx. 145.4 sq. metres (1565.3 sq. feet)

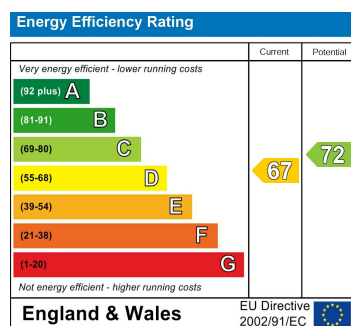
Plus annex, approx. 28.5 sq. metres (306.5 sq. feet)

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

B

Energy Performance Graph



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First Step