House - Detached (EPC Rating: D)

7 Cricketers Road, Arlesey, Bedfordshire, SG15 6SP

Guide Price

£470,000

First Step

4 2 2 D

4 Bedroom House - Detached located in Arlesey

DETACHED family home... Bedroom with EN-SUITE & DRESSING ROOM... Secluded WEST FACING garden... UPGRADED kitchen... DOUBLE GARAGE... Feature EXPOSED BRICK CHIMNEY & STOVE...

INTERNAL

Ground Floor

Entrance Hallway
Door and circular window to front aspect, Exposed brick entrance hallway. Full height cupboard fitted with shelf and rail. Carpet, Door leading to:

Lounge
21'5" x 9'5"
Dual aspect window to front aspect and patio doors to rear aspect, Feature exposed brick chimney with electric Dimplex Optimyst Stove. Carpet. Opening leading to:

Dining Room
15'9" x 10'7"
Window to front aspect, wooden open stairs leading to first floor with under stairs storage cupboard. Carpet. Door leading to:

Kitchen
10'5" x 9'
Window to rear aspect, door to side aspect, A range of grey wall and base units with complementary square edge marble effect work surface and contrasting purple glass backing. Integrated under the counter fridge and freezer, Neff single "slide and hide" oven, ceramic hob, extractor hood, spaces and plumbing for slimline dishwasher and washing machine, ceramic sink and drainer. Wall mounted consumer unit, boiler concealed in matching wall mounted cupboard, corner carousel unit, pull out bin storage, ceramic sink, floor plinth heater. Ceramic flooring.

Landing
Full height door to cupboard housing the water tank with fitted shelf and rail. Carpet. Doors leading to:

Bedroom 1
16'9" x 10'11"
Window to front aspect, Carpet. Doors leading to:

Bedroom 1 En-Suite
Window to rear aspect. Grey suite comprising: Fully tiled single shower with glass door, flush WC, pedestal wash hand basin. Carpet.

Bedroom 1 Dressing Room
Window to rear. Walk-in wardrobe fitted with shelfs and rails, carpet.

Bedroom 2
10'7" x 9'7"
Window to front aspect. 2 door built-in wardrobe fitted with shelf and rail. Carpet.

Bedroom 3
10'8" x 8'9"
Window to front aspect. 2 door built-in wardrobe, fitted with shelf, rail and 2 drawers. Carpet.

Bedroom 4
9'7" x 5'8"
Window to rear aspect. Carpet.

Bathroom
Window to rear aspect. White suite comprising: fully tiled bath with hand held shower, separate fully tiled shower cubicle with shower curtain, flush WC, wall mounted pedestal wash hand basin. Full height doors to helved storage cupboard, vinyl flooring.

EXTERNAL

Front Garden
Paved pathway to front door, external light. Garden area with turf and established shrubs and tree.

Rear Garden
West facing garden with fence perimeter. 2 entertaining patio areas, one covered with established trees and planting. External light and tap. Bin storage area to side of property. Personal door leading to double garage.

Double Garage
16'10" x 15'10"
Window and personal door to rear aspect, fitted with light and power.

Additional Proeprty Information
Freehold
Council Tax: D
EPC: Rating D

Mains Utilities
Traditional Brick and Block construction

Local Area
The property is situated close to the heart of Arlesey which benefits from being within a 20 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.

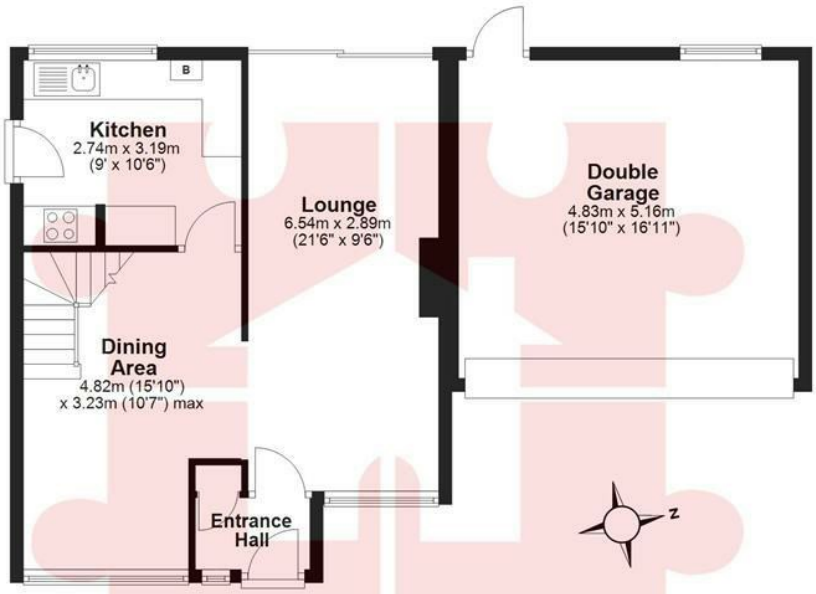
Agents Notes
The apparatus, equipment, fittings and services for this property have not been tested by First Step, all interested

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.

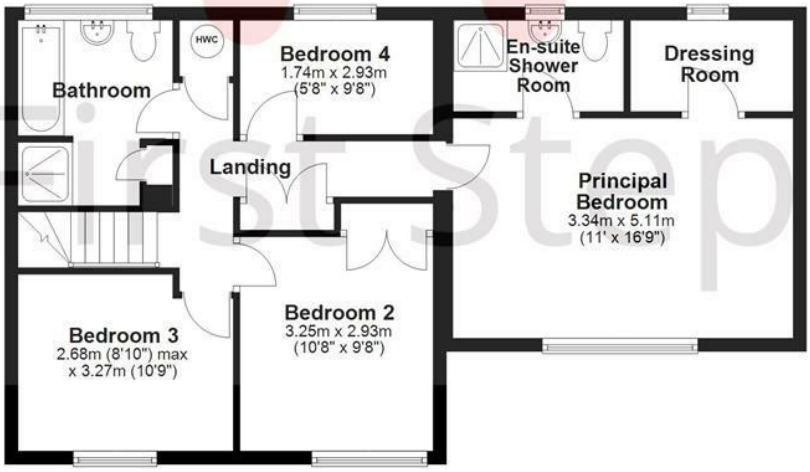
Ground Floor

Approx. 45.8 sq. metres (493.4 sq. feet)



First Floor

Approx. 67.6 sq. metres (727.8 sq. feet)

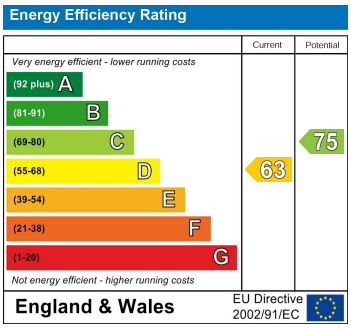


Total area: approx. 113.4 sq. metres (1221.1 sq. feet)

Council Tax Band

D

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