

FREEHOLD



House - End Terrace (EPC Rating: D)

11 DAVIS ROW, ARLESEY, BEDS, SG15 6RB

Price Guide

£350,000



First Step



2



1



2



D

2 Bedroom House - End Terrace located in Arlesey

CHARMING cottage... PARKING for 2 cars... EXTENSIVELY REFURBISHED THROUGHOUT to VERY HIGH SPECIFICATION... private garden with DETACHED GARDEN ROOM / HOME OFFICE... EV charger...

INTERNAL

Ground Floor

Lounge

12'10" x 11'7"

Window to front and stable door to front aspect. Feature bespoke polished concrete hearth and fire surround housing log burning stove in exposed brick fireplace. Storage cupboard and shelves fitted into recess. 2 door cupboard housing the consumer unit. Karndean flooring. Opening leading to:

Dining Room

12'10" x 8'0"

Dual aspect windows to side and rear aspects. Understairs storage cupboard and open storage shelves fitted into recess. Continuation of Karndean flooring. Staircase to first floor. Opening leading to:

Kitchen

Window to side aspect fitted with quartz window ledge and door to side aspect. Bespoke kitchen with a range of Vintage Rose and Highland Stone solid ash wall and base units, including: pull out larder & secret drawers, Quartz work surface with upstand and tiled splash back area and butler sink. Integrated double oven, extractor, induction hob, dish washer and upright fridge and freezer. Under plinth lighting. Porcelain tiled flooring with under floor heating.

Bathroom

Window to rear aspect fitted with quartz window ledge. Fully tiled bathroom with honed marble with white suite comprising: tiled panelled bath, overhead shower, wall mounted shower and hand held shower fitted with glass screen, concealed push button wc, vanity unit with quartz surface and upstand, with inset oval wash hand basin.. Circular wall mounted mirror with light. Porcelain tiled flooring with under floor heating.

First Floor

Landing

Small landing with doors leading to:

Bedroom 1

12'10" x 11'7"

Window to front aspect. Solid wooden floor. Feature original fire place. 4 door fitted wardrobe with rail and drawers.

Bedroom 2

10'3" x 8'0"

Window to rear aspect. Solid wooden floor. Single door shelved cupboard housing the boiler. Loft access: fitted with light, ladder and fully boarded.

EXTERNAL

Rear Garden

Side gated access to bin storage area. Step up to rear garden with fence perimeter. Charming garden with established shrubs and fruit trees, lawn, entertaining patio, paved pathway to wooden garden shed with raised planters to side. External tap, light and power.

Parking

Shingled parking for 2 cars (tandem) fitted with EV charger. Wooden railway sleeper raised beds with established plants and log storage area. Gated access to rear garden.

Detached Garden Room/Home Office

10'11" x 8'0"

Detached garden room, fully insulated and fitted with light, power, air conditioning unit and separate consumer unit. Dual aspect window to front and door to side. Luxury vinyl flooring, work station, utility area with stackable spaces for washing machine and tumble dryer.

ADDITIONAL PROPERTY INFORMATION

Freehold

EPC: Rating D

Council Tax: Band B

Mains utilities

Traditional brick and block build



Local Area

The property is peacefully situated in the heart of Arlesey close to 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

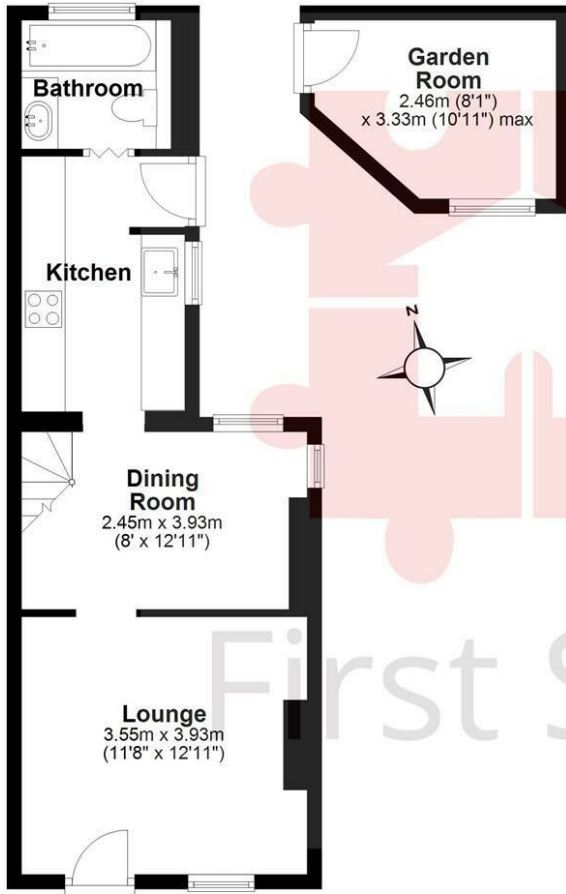
The apartments, equipment, fittings and services for this property have not been tested by the agent, all interested parties will need to satisfy themselves as to the condition of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error.

These details are to be used as a guide only and their accuracy is therefore not guaranteed.



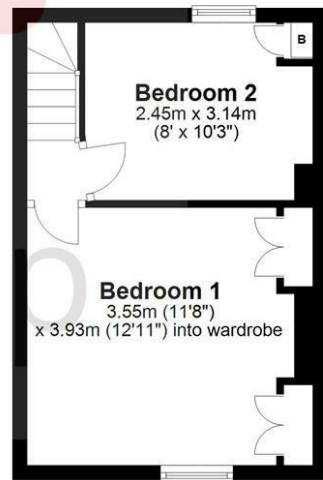
Ground Floor

Approx. 44.0 sq. metres (473.2 sq. feet)



First Floor

Approx. 24.0 sq. metres (258.0 sq. feet)

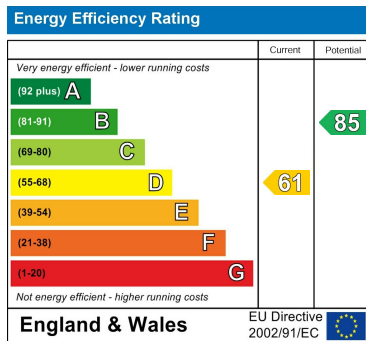


Total area: approx. 67.9 sq. metres (731.2 sq. feet)

Council Tax Band

B

Energy Performance Graph



Call us on

01462 659 730

sales@firststep.ltd

www.firststep.ltd

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