



32 Arden Close
Little Stanion, NN18 8FY



Simpson West

Situated in the highly sought-after village of Little Stanion, and fronting onto a dedicated green area, this exceptional four-bedroom detached home is presented in immaculate condition throughout and boasts an impressive specification.

Arranged over three floors, the ground floor features a well-appointed kitchen with French doors opening directly onto the garden, complemented by a separate dining room, a practical utility room, and a downstairs W/C.

On the first floor, a bright and airy lounge overlooks the public green space and is flooded with natural light. The lounge sits alongside the master bedroom, which comes complete with a stylish en-suite. The second floor offers three further bedrooms and a modern family bathroom.

Outside, the property enjoys a private, fully fenced garden with mature shrubbery, a neat lawn, a decked seating area, and a paved patio — ideal for outdoor dining and relaxation. To the front of the property, there is a single garage and parking for two cars, situated on a private driveway. Early viewing is highly recommended to avoid disappointment. EPC - C. Council Tax Band - E.

£349,950



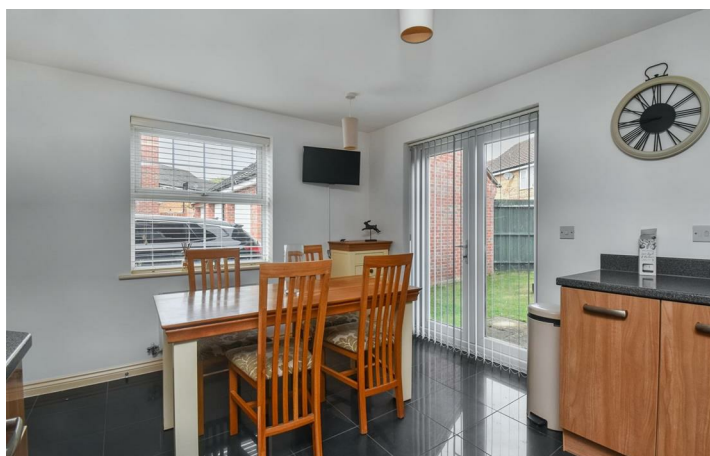
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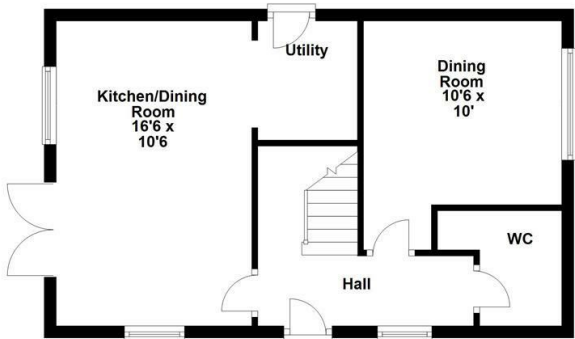
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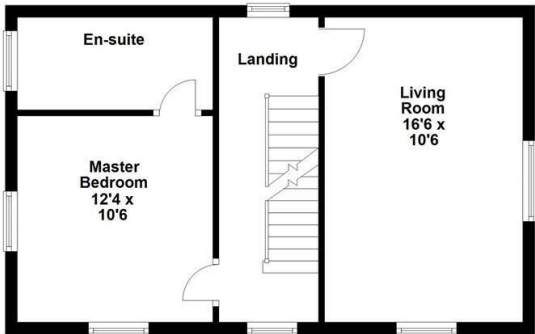
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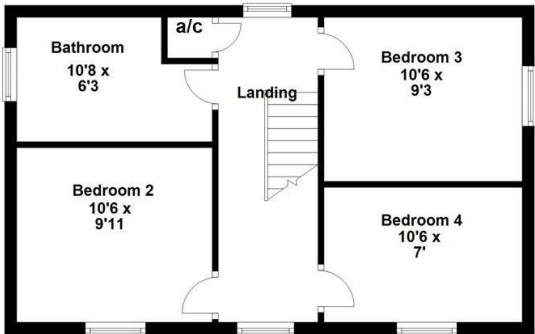
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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