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Arden Close, Little Stanion

BELVOIR!

£260,000 Freehold

EPC Rating C. Council Tax C.





Offered to the market with NO ONWARD CHAIN, this impressive & beautifully presented three-bedroom family residence which occupies an enviable position, enjoying attractive tree-lined views to the front while offering spacious, versatile accommodation arranged over three floors.

Perfectly suited to modern family living, the property enjoys a stylish high gloss breakfast kitchen, a bright & spacious lounge with French doors opening onto a private south-facing garden, two well-proportioned bedrooms to the first floor and an impressive top-floor master suite with a generous en suite shower room.

Upon entering, the ground floor immediately impresses with a contemporary high-gloss breakfast kitchen, featuring an excellent range of fitted units, ample cupboard space & integrated appliances. To the rear, the generous lounge provides a wonderful space for relaxing & entertaining, complete with French doors with inset blinds, opening directly onto the sunny rear garden.

The first floor offers two spacious double bedrooms, both served by a stylish three-piece family bathroom.

Occupying the entire top floor is the impressive master suite, a fantastic private retreat featuring two skylights which flood the room with natural light, built-in wardrobes and additional storage. The standout feature is the larger-than-average en suite shower room, offering a generous double shower enclosure & additional space ideal for a dressing area.

Externally, the property continues to impress. To the rear is a fully enclosed south-facing garden, providing an ideal setting for enjoying the sunshine, with a combination of decking & lawn creating the perfect space for outdoor entertaining & summer relaxation. To the front, the property enjoys a pleasant tree-lined outlook, together with a low-maintenance frontage. Further benefits include a single garage with power, lighting & electric up-and-over door, along with additional off-road parking.

A fantastic opportunity to purchase a spacious three-storey family home in an attractive position, offered with the added benefit of NO ONWARD CHAIN. Early viewing is highly recommended to fully appreciate the space, presentation and lifestyle this wonderful home has to offer.

Entrance Hall
UVPC door to front, tiled flooring, radiator, stairs rising to first floor.

Cloakroom
0.85m x 1.45m (2'10" x 4'10")
Double glazed window to side, low level WC, pedestal wash hand basin, part tiled walls, tiled flooring, radiator.

Breakfast Kitchen
2.41m x 4.85m (7'11" x 15'11")
Double glazed window to front. Kitchen comprising of wall and base units, marble effect work surfaces over, space for washing machine, integrated dishwasher, integrated fridge/freezer, four ring gas hob, cooker hood over, integrated electric oven, stainless steel and glass sink with drainer, marble effect panel splash backs, tiled flooring, breakfast bar, radiator.





Lounge/Diner
3.94m x 4.44m (12'11" x 14'7")
Double glazed windows to rear with inset blinds, double glazed French doors to rear with inset blinds, carpet to flooring, media centre, radiator.

First Floor Landing
Double glazed window to front and side, radiator, stairs rising to second floor, stairs descending to ground floor, radiator.

Bedroom Two
3.78m x 3.94m (12'5" x 12'11")
Double glazed window to rear with inset blinds, carpet to flooring, radiator.

Bedroom Three
1.9m x 3.39m (6'2" x 11'1")
Double glazed window to rear, carpet to flooring, radiator.

Bathroom
1.9m x 2.06m (6'2" x 6'10")
Panelled bath, telephone shower attachment, pedestal wash hand basin, low level WC, part tiled walls, tiled flooring, radiator, extractor fan.

Second Floor Landing

Double glazed window to side, carpet to flooring, radiator.

Bedroom One
3.43m x 3.94m (11'4" x 12'11")
Two double glazed skylights to rear, carpet to flooring, built in wardrobes, storage cupboard, loft access.

En Suite
2.88m x 3.22m (9'5" x 10'7")
Double glazed window to front, double shower enclosure, low level WC, pedestal wash hand basin, part tiled walls, shave point, extractor fan, porcelain marble effect floor tiles, radiator.

External
Front - Artificial lawn frontage, open views.

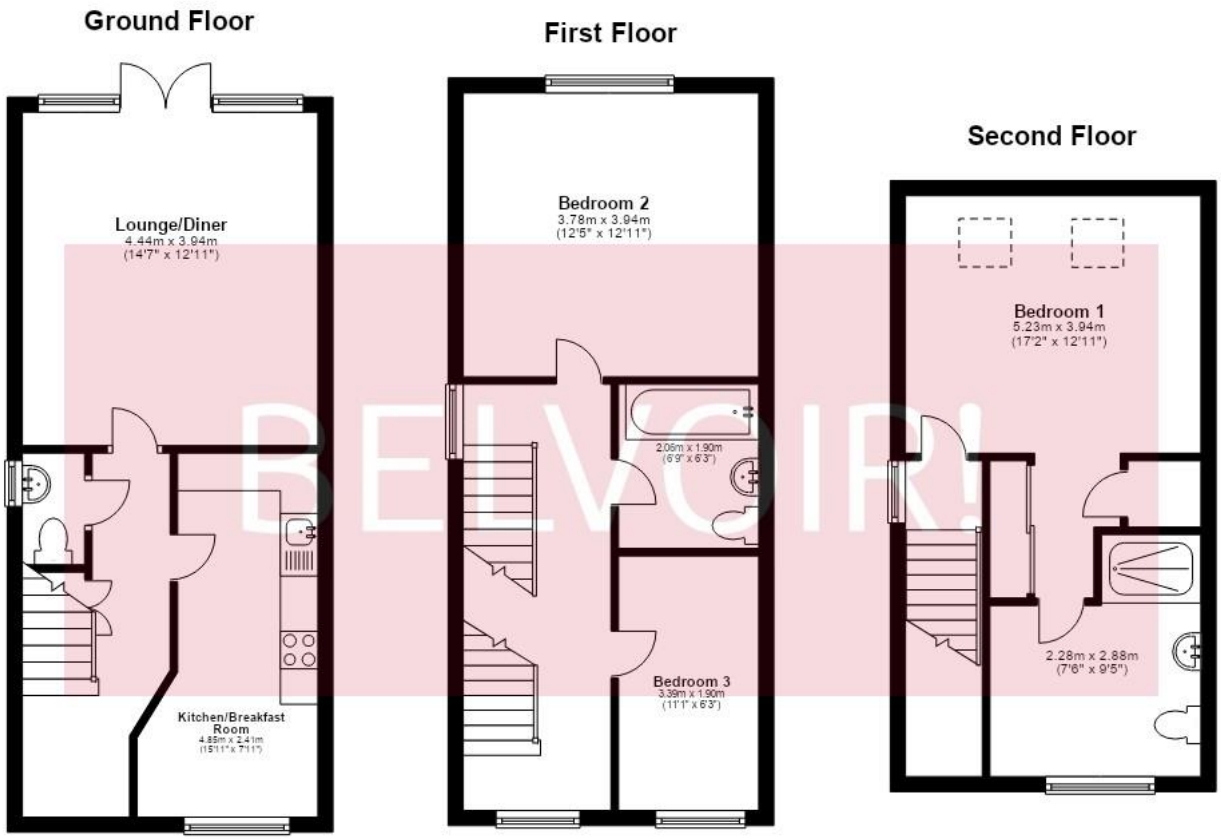
Rear - Fully enclosed, decking, mainly laid to lawn, south facing.

Garage
Single garage, electric roller door, power and lighting, off road parking to front.

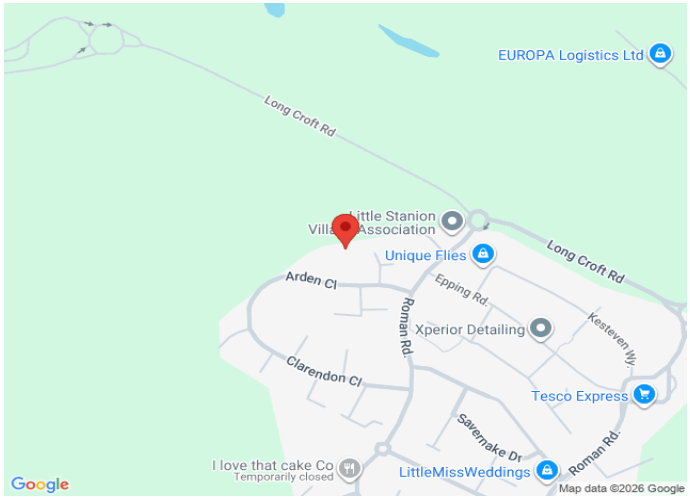
Agents Notes
Development charge £282 pa - Little Stanion Farm Management Company

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, 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.

Money Laundering Regulations: Buyers will be required to provide identification documents once an offer is accepted to complete anti-money laundering (AML) checks. A fee applies per person.







We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any service, sysytem and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixture and fittings other than those mentioned are to be agreed with the seller by separate negotiation.
Plan produced using PlanUp.

Contact us today to arrange a viewing...

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