

FREEHOLD



House - Detached (EPC Rating: C)

**21a Stotfold Road, Arlesey, Beds, SG15 6XL**

**Price Guide**

**£880,000**



First Step



# 5 Bedroom House - Detached located in Arlesey

CHAIN FREE!!!... Nestled in the charming area of Church End, Arlesey, this exquisite detached house offers a perfect blend of luxury and comfort. Spanning an impressive 2,750 square feet, this remarkable home boasts five spacious bedrooms making it ideal for families or those who enjoy hosting guests.

Upon entering, you are greeted by two elegantly designed reception rooms that provide ample space for relaxation and entertainment. The heart of the home is undoubtedly the expansive kitchen, dining, and family area, which is perfect for both casual family meals and more formal gatherings. This open-plan layout encourages a warm and inviting atmosphere, ideal for creating lasting memories.

The property features three well-appointed bathrooms, ensuring convenience for all residents and visitors. With parking available for up to six vehicles, you will never have to worry about finding space for your cars or those of your guests.

This luxury home is not just a place to live; it is a lifestyle choice that offers both comfort and sophistication. The surrounding area of Arlesey is known for its community spirit and accessibility, making it a desirable location for families and professionals alike.

## INTERNAL

### GROUND FLOOR

#### Entrance Hallway

29'3" x 10'9"

Door to front aspect, window to side aspect. Quickstep LVT flooring, with underfloor heating and inset coir matting to entrance. Full height door to under stairs storage cupboard fitted with shelves and light. Staircase to first floor. Doors leading to:

#### Living Room

23'7" x 12'2"

Window to front aspect. Continuation of Quickstep LVT flooring. Chimney breast with recess stone hearth fitted with log burner and oak mantel beam, recess log storage, plus recess shelf storage and low level storage cupboards. Internal French doors leading to:

#### Kitchen/Dining/Family Room

29'3" x 26'4"

Bifold doors to rear aspect and 3 large sky lights. A range of charcoal units with brushed brass handles, incorporating drawer packs, tall storage cupboard fitted with corner carousel, double door larder pantry fitted with shelves, spice racks, power points and quartz worksurface providing space for microwave or coffee machine. Quartz work surface and up stand. Separate integrated full height fridge and freezer. Inset Range stove with 3 ovens & warming tray with 6 ring gas hob and extractor, recess storage and herringbone tiled splash back. Continuation of Quickstep LVT flooring with underfloor heating.

Freestanding entertaining island: matching free standing island with quartz worksurface and ample breakfast bar seating. Integrated dish washer, inset integrated sink with drainer grooves and food waste "insinkerator", 3 way tap fitted with water filter, ample storage cupboards. 3 decorative overhead lights.

Open plan leading to family area:

Bespoke media wall with recess display shelves fitted with lights, low level storage cupboards and glazed decorative display filled with ornamental stones and logs.

#### Utility Room

10'1" x 6'9"

Sky light. White shaker style wall and base units with complementary oak work surfaces with up stand, Blanco sink and drainer, space and plumbing

for 2 appliances, high level storage shelf and hanging rail. Continuation of Quickstep LVT flooring with underfloor heating.

#### Cloakroom

Window to side aspect. White suite comprising: concealed half tiled wall with push button WC, stone counter top with circular sink with brushed brass wall mounted tap and shelf, tiled walls, circular lighted mirror, continuation of Quickstep LVT flooring with underfloor heating.

### FIRST FLOOR

#### Landing 1

18'4" 9'3"

Window to side aspect, carpet. Staircase to second floor. Doors leading to:

#### Bedroom 1

15'5" x 15'5"

Two windows to rear aspect, 2 door built-in wardrobe fitted with shelves. Carpet, doors leading to:

#### Dressing Room

9'8" x 6'7"

Window to side aspect. Fully fitted with a range of bespoke storage units comprising drawer packs, shelves, rails and dressing table. Carpet.

#### En-Suite 1

11'8" x 6'11"

Window to side aspect. White suite comprising: concealed push button WC, "His and Hers" inset wash hand basins with wall mounted brushed brass taps with vanity unit & quartz surface, wall lights. Large walk-in shower with 2 large overhead shower heads and 1 handheld showers, fitted with bench and glass door. Heated towel rail, robe hooks. Fully tiled suite with porcelain tiles with underfloor heating.

#### Bedroom 2

15'3" x 12'

Window to front aspect. Recess fitted with work station/dressing table. Carpet. Door leading to:

#### En-Suite 2

Window to side aspect. White suite comprising: push button WC, vanity unit wash hand basin, large shower fitted with overhead and handheld shower, glass door. Heated towel rail. Fully tiled suite with ceramic tiles.

### SECOND FLOOR

#### Landing 2

Window to side aspect. Carpet. Doors leading to:



#### Bedroom 3

12'1" x 10'7"

Window to rear aspect. Hand painted walls. Carpet.

#### Bedroom 4

12'1" x 10'7"

Window to rear aspect. Wood paneling. Carpet.

#### Bedroom 5

13'10" x 10'9"

2 sky lights, recess with work station/dressing table. Space for wardrobes. Carpet.

#### Bathroom

12'7" x 11'5"

2 sky lights. White suite comprising: concealed push button WC, "His and Hers" wash hand basins on solid oak shelf and 2 matching low level storage drawers, 2 lighted wall mirrors. Large fully tiled shower fitted with recess storage shelf, glass door. Free standing double ended bath with wall mounted tap and hand held shower. Heated towel rail. Ceramic wood effect flooring.

#### EXTERNAL

##### Front Garden & Driveway

Low level wall to front. External light. Small corner garden area with established tree. Resin driveway with parking for 5/6 cars and pedestrian access to rear garden.

##### Rear Garden

Fence perimeter, external light, power and hot & cold tap. Side access to front. Entertaining porcelain tiled patio, shallow step leading down to lawn area, established plant border. Paved pathway leading to detached outbuilding.

#### Detached Outbuilding

29'0" x 14'3"

Detached outbuilding - overall size 359 sq ft/33.4m.

Composite cladding to exterior sides, external light and log storage.

Room 1: 5.92m x 4.35m (14'3" x 19'5")

Door and window to front aspect, fitted with light, power and shelves, insulated.

Room 2: 3.46m x 2.94m (11'4" x 9'8")

Door to front aspect and window to side aspect, fitted with power and light, insulated.

#### Garage

16'9" x 6'9"

Integral single garage with electric door, fitted with light and power, housing boiler, water softener, water tank and consumer unit.

#### ADDITIONAL PROPERTY INFORMATION

Freehold

EPC: Rating C

Council Tax: Band D

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.

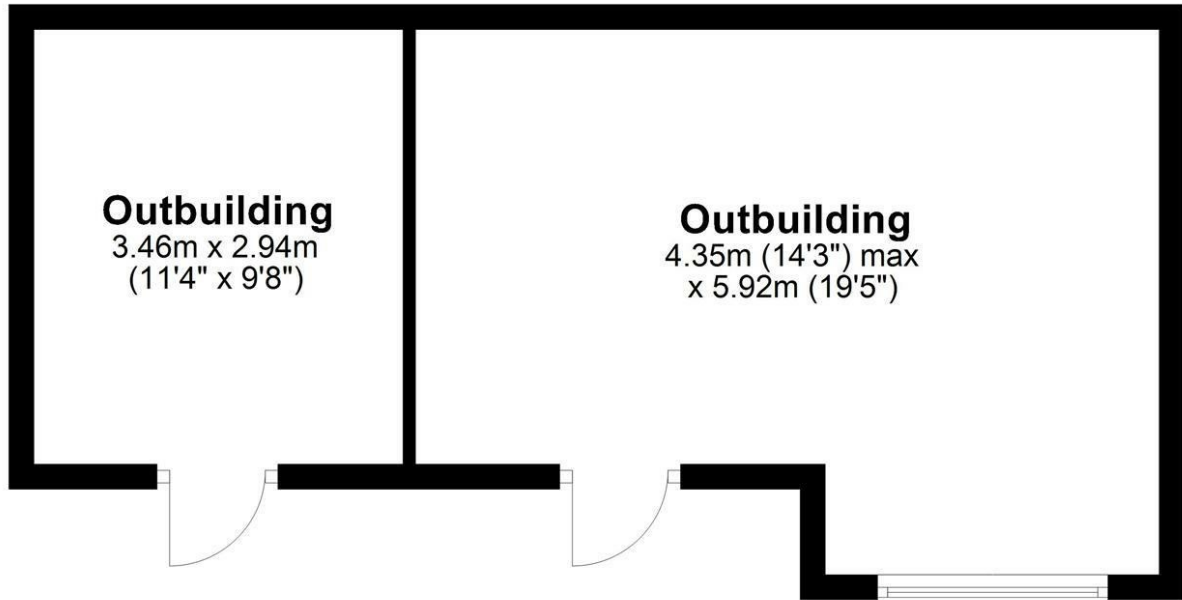
These details are to be used as a guide only and their accuracy is therefore not guaranteed.





## Outside

Approx. 33.4 sq. metres (359.5 sq. feet)



Total area: approx. 33.4 sq. metres (359.5 sq. feet)

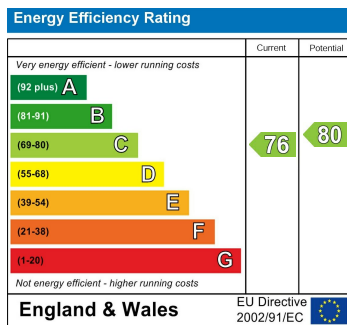
Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warrant or representation as to the accuracy and completeness of the floor plan.

Plan produced using PlanUp.

Council Tax Band

**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**