

# STEPHENS

## ESTATE AGENTS

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### **7 LITTLE CLOSE, ARLESEY, BEDFORDSHIRE**

**In our opinion: "In a select cul-de-sac of contemporary properties, a brand new four bedroom detached family home with garage and large garden."**

#### **Accommodation:**

Entrance lobby, hall, cloakroom, lounge with bay window, fully fitted kitchen/dining room, utility room, landing, four bedrooms with en-suite to master and family bathroom. Outside offers a good sized rear garden garage with parking in front. The property benefits from a 10 year NHBC guarantee.

#### **Location:**

Arlesey is a popular village offering a mainline rail link direct to Kings Cross, easy access to the A1(m) and is a convenient drive from Hitchin and Letchworth town centres. In addition, Arlesey offers a variety of shops and takeaways along with a popular lower school.

**PRICE: £315,000**

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The property in further detail comprises: -

### **ENTRANCE LOBBY**

### **HALL**

Store cupboard, stairs to first floor, two double glazed windows to side aspect, understairs storage cupboard, coving.

### **CLOAKROOM**

Fitted with a low level WC, wall mounted wash hand basin with mixer taps, complementary tiling, extractor fan, double glazed window to side aspect, coving, ceramic tiled flooring.

### **LOUNGE 14'1 x 13'3 to front of bay (x m)**

Double glazed bay window to front aspect, telephone & television points, coving.

### **KITCHEN/DINING ROOM**

#### **Dining area 12'10 x 11'3 (3.91m x 3.43m)**

Ceramic tiled flooring, double glazed door to garden, coving.



#### **Kitchen area 12'3 x 15'2 (3.73m x 4.62m)**

#### **Maximum, irregular shape.**

Fitted with a range of eye and base level cupboard and drawer units with roll edge work surfaces, built in oven, hob and extractor hood, double glazed window to rear aspect, built in dishwasher, built in fridge freezer, cupboard housing boiler, complementary tiling to walls, ceramic tiled flooring. Door to:-

### **UTILITY ROOM**

Double glazed door and window to side aspect, base and eye level cupboard and drawer units with work surfaces over, stainless steel sink with drainer unit and mixer taps, plumbing for automatic washing machine, ceramic tiled floor, tiled splashbacks.

## **FIRST FLOOR ACCOMMODATION**

### **LANDING**

Loft access, coving.

#### **MASTER BEDROOM 12'3 x 10'2 (3.75m x 3.12m) plus door recess**

Double glazed window to rear aspect.

#### **En-Suite**

Fitted with a double shower cubicle, pedestal wash hand basin with mixer taps, low level WC, double glazed window to side aspect.

#### **BEDROOM TWO 12'5 x 11'1 (3.80m x 3.39m)**

Double glazed window to rear aspect, coving.

#### **BEDROOM THREE 12'3 x 9'10 (3.67m x 3.20m)**

Double glazed window to front aspect, coving.

#### **BEDROOM FOUR 12'1 x 9'7 (3.70m x 2.96m)**

Double glazed window to front aspect, coving.

### **FAMILY BATHROOM**

Fitted with a suite comprising of a panelled bath with mixer taps, low level WC, pedestal wash hand basin, double glazed window to side aspect, coving, complementary tiling, extractor fan, heated towel rail.

### **OUTSIDE**



### **REAR GARDEN**

The property has a rear garden extending approximately 50' (15.2m) with paved patio, enclosed by panel fencing, outside power socket and tap, gated side access.

### **GARAGE**

Adjacent to the property is a garage with off road parking in front and eaves storage, personal door to garden, double glazed window to rear aspect.



Rear View

These details are a guide only and their accuracy is not guaranteed.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		79	80
(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	

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C		79	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Dining area



Rear garden

\*Under floor heating is included to the ground and first floors\*

**AGENTS NOTE**

*We have not tested the apparatus, equipment, fittings or services for this property. Interested parties should therefore satisfy themselves as to the condition of any such item considered material to the purchase. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error.*