

STEPHENS

ESTATE AGENTS

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98 RAMERICK GARDENS, ARLESEY, BEDFORDSHIRE, SG15 6XZ

In our opinion... "An extremely well presented detached family home in a semi-rural location on the south side of this popular village."

Accommodation: Entrance hall, lounge, dining room, conservatory, kitchen/breakfast room, utility room, cloakroom, first floor landing, master bedroom with en suite shower room, three further bedrooms, family bathroom, garage, front and rear gardens.

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: £274,500

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The property in further detail comprises: -

RECESSED ENTRANCE PORCH

Step up to panelled entrance door with mullion window, glazed side panel, outside light.

ENTRANCE HALL

Radiator, wall thermostat for central heating, mains wired smoke alarm, panelled door to lounge, stairs to first floor.

LOUNGE 16'8 x 12'5 (5.1m x 3.8m)



Walk in bay with triple aspect windows, two radiators, feature fireplace with living flame gas fire, television point, telephone point, opening into:-

DINING ROOM 9'5 x 8'2 (2.9m x 2.5m)

Radiator, double glazed sliding patio doors to:-

CONSERVATORY 10'9 x 10'3 (3.3m x 3.1m)



Pair of casement doors (multi locking points) out to garden, two large casement windows, solar roof extractor, tv and power points.

KITCHEN/BREAKFAST ROOM 11'5 x 10'6 (3.5m x 3.2m)



Fitted with a range of base and eye level cupboard and drawer units, Beech effect work surfaces over, inset stainless steel sink and drainer beneath window overlooking the rear garden, inset NEFF gas hob with matching built under electric oven, space and plumbing for dishwasher, space for upright fridge/freezer, radiator, control for central heating and hot water, deep under stair storage cupboard, personal door to garage, door to:-

UTILITY ROOM 5'4 x 5'0 (1.6m x 1.5m)

Door to garden, window to side aspect, work surface with space and plumbing beneath for automatic washing machine and separate tumble dryer, door to cloakroom (easy access from garden).

CLOAKROOM

Window to side aspect, low level water closet with concealed cistern, wash hand basin, radiator. (Note: floor covering to utility and cloakroom match kitchen.)

LANDING

Airing cupboard, mains wired smoke alarm, insulated loft hatch with pull down ladder to roof space (conversion potential with generous head height subject to necessary consents).

MASTER BEDROOM 12'6 x 12'3 (3.8m x 3.7m)

Window to front aspect with views to open fields, radiator, television point, telephone point.

EN SUITE SHOWER ROOM

Fully tiled walls, walk in cubicle with "Mira" shower unit, low level water closet with concealed cistern and push button flush, counter top wash hand basin with swan neck mixer tap, radiator, window to side aspect.

BEDROOM TWO 10'8 x 8'4 (3.2m x 2.5m)

Window to front aspect with views to open fields, radiator.

BEDROOM THREE 9'7 x 8'6 (2.9m x 2.6m)

Window to rear aspect with views to open fields, radiator.

BEDROOM FOUR 8'6 x 8'4 (2.6m x 2.5m)

Window to rear with views to open fields, radiator, telephone and internet points.

FAMILY BATHROOM

Fully tiled, window to rear aspect, fitted white suite to comprise: panelled bath, low level water closet with concealed cistern, semi recessed wash hand basin with cupboard beneath, shaver socket, radiator.

GARAGE

Up and over entrance door (new two years ago), light and power, personal door into kitchen.

FRONT GARDEN

Attractive feature rockery by Amenity Trees with Westmorland Stone (largest in excess of a ton in weight), wide block paved driveway (relaid two years ago), gated side access to:-

REAR GARDEN



Enjoying a South facing aspect with two large patio areas adjoining lawn with deep well stocked borders, wall to one boundary draped with mature grapevine and jasmine, garden shed to side of house, large Mediterranean style bbq, outside water tap, small lamppost with triple lanterns, professionally landscaped about five years ago.

Energy Performance Certificate

Energy Efficiency Rating		Current	Potential	Environmental (CO ₂) Impact Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
			60			56	66
EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC		England & Wales	

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.

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

