

FREEHOLD



House - Detached (EPC Rating: C)

**5 Glossop Way, "Church End", Arlesey, Beds,
SG15 6YG**

Price Guide

£695,000



First Step



5 Bedroom House - Detached located in Arlesey

CHAIN FREE... 5 DOUBLE bedrooms... IMMACULATE throughout... WRAP AROUND GARDEN with HOT TUB... Two EN-SUITES... Upgraded KITCHEN with quartz worktops... WOODEN SHUTTERS... Large LOUNGE & separate DINING ROOM... Tandem GARAGE fitted with UTILITY ROOM...

INTERNAL

Ground Floor

Entrance Hallway

Door to front aspect. Open under stairs storage area. Vertical radiator. Engineered oak flooring. Staircase to 1st floor. Doors leading to:

Lounge

20'7" x 10'9"

Dual aspect, two windows to front aspect and french doors to rear aspect all fitted with wooden shutters. Feature wood panelled wall with reclaimed wood from Latvia, two vertical radiators. Continuation of engineered oak flooring.

Dining Room

11'11" x 10'9"

Two windows to front aspect fitted with wooden shutters. Continuation of engineered oak flooring.

Kitchen

16'10" x 11'11"

Two windows to rear aspect fitted with electric blinds and door to rear aspect. A range of cashmere wall and base units fitted with corner cantilevered cupboards, bin storage, pull down hanging rail. White quartz work surface and up stand with matching bespoke oval dining table. Integrated dishwasher, water softener, double oven, induction hob and extractor hood, inset integrated sink with drainer grooves, free standing American style fridge freezer. Continuation of engineered oak flooring.

Cloakroom

White suite comprising: Concealed push button WC, wall mounted wash hand basin with tiled splash back, recess storage shelf, heated towel rail. Ceramic tiled flooring.

First Floor

Landing 1

Window to front aspect fitted with wooden shutter. Carpet. Doors leading to:

Bedroom 1

12'2" x 10'5"

Two windows to front aspect fitted with wooden shutters. 4 door fitted wardrobe fitted with shelf and rail. Chrome vertical radiator. Carpet. Door leading to:

Bedroom 1 En-Suite

Window to rear aspect. White suite comprising: concealed push button WC, wall mounted wash hand basin, fully tiled large shower with glass screen and recess storage shelf. Tiled walls, two storage cupboards one fitted with shaver point, chrome heated towel rail. Ceramic tiled flooring.

Bedroom 2

11'0" x 10'0"

Window to rear aspect fitted with wooden shutters. 4 door fitted wardrobe fitted with shelf and rail. Carpet. Door leading to:

Bedroom 2 En-Suite

Window to rear aspect. White suite comprising: concealed push button WC, vanity wash hand basin, fully tiled corner shower cubicle with glass door and recess storage shelf. Tiled walls, heated towel rail, shaver point, ceramic tiled flooring.

Bedroom 3

10'11" x 8'3"

Two windows to front aspect fitted with wooden shutters. 2 door fitted wardrobe fitted with shelves. Carpet.

Bathroom

Window to rear aspect. White suite comprising: Fully tiled paneled bath with wall mounted shower, flush WC, vanity wash hand basin. Tiled walls, shaver point, vinyl flooring.

Landing 2

Carpet. Doors leading to:



Bedroom 4

16'9" x 13'5"

Dual aspect velux to rear aspect fitted with black out blind and window to front. Carpet.

Bedroom 5

16'9" x 11'0"

Dual aspect velux to rear aspect fitted with black out blind and window to front. Carpet.

Top Floor Shower Room

Velux to rear aspect. White suite comprising: concealed push button WC, solid oak base wash stand with circular bowl wash hand basin and stand pipe tap, large fully tiled shower with recess storage shelf. Concealed storage cupboard fitted with shaver point. Heated towel rail. Ceramic tiled flooring,

EXTERNAL

Front Garden

Railings to front and side aspect. Small garden area with decorative shingle and plants, paved pathway to front door. External light. Side gated access.

Rear Garden

Wall and fence perimeter. Wrap around garden with flowing zoned areas. Decking area covered with astroturf, steps down to garden area with plants, established shrubs, wooden storage unit and wooden greenhouse. Feature gates leading to

seating/dining area with resin flooring and railway sleeper partition with garden planter, fitted with outside kitchen with hot and cold plumbing and sink, prep area and log storage. Steps up to 8 seater hot tub (included in sale) leading to enclosed Zen area. Garden fitted with irrigation water system, 2 external taps, side gated access to driveway and personnel door to garage.

Tandem Garage & Store

Tandem length garage fitted with electric door, light & power. Ladder to eave storage housing the water tank and boiler. Partial conversion to utility room fitted with plumbing and underfloor thermostatic heating, separate freestanding washing machine and tumble dryer (included in sale). Personnel door to garden. Opening leading to Store: wooden storage fitted with shelves. Driveway parking for 1.

ADDITIONAL PROPERTY INFORMATION

Freehold

EPC: Rating C

Council Tax: Band F

Mains utilities

Traditional brick and block construction

Local Area

The property is situated in Church End, Arlesey, which benefits from the lovely open countryside close by with excellent cycle routes, whilst also being only a few minutes walk to the train



station and a few minutes in the car from the A1(M). Arlesey also benefits from a train service with fast trains to London's Kings Cross & London St Pancras (circa 35-45 mins).

Arlesey boasts 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 schools with Pix Brook Academy, Etonbury Academy and Samuel Whitbread Academy.

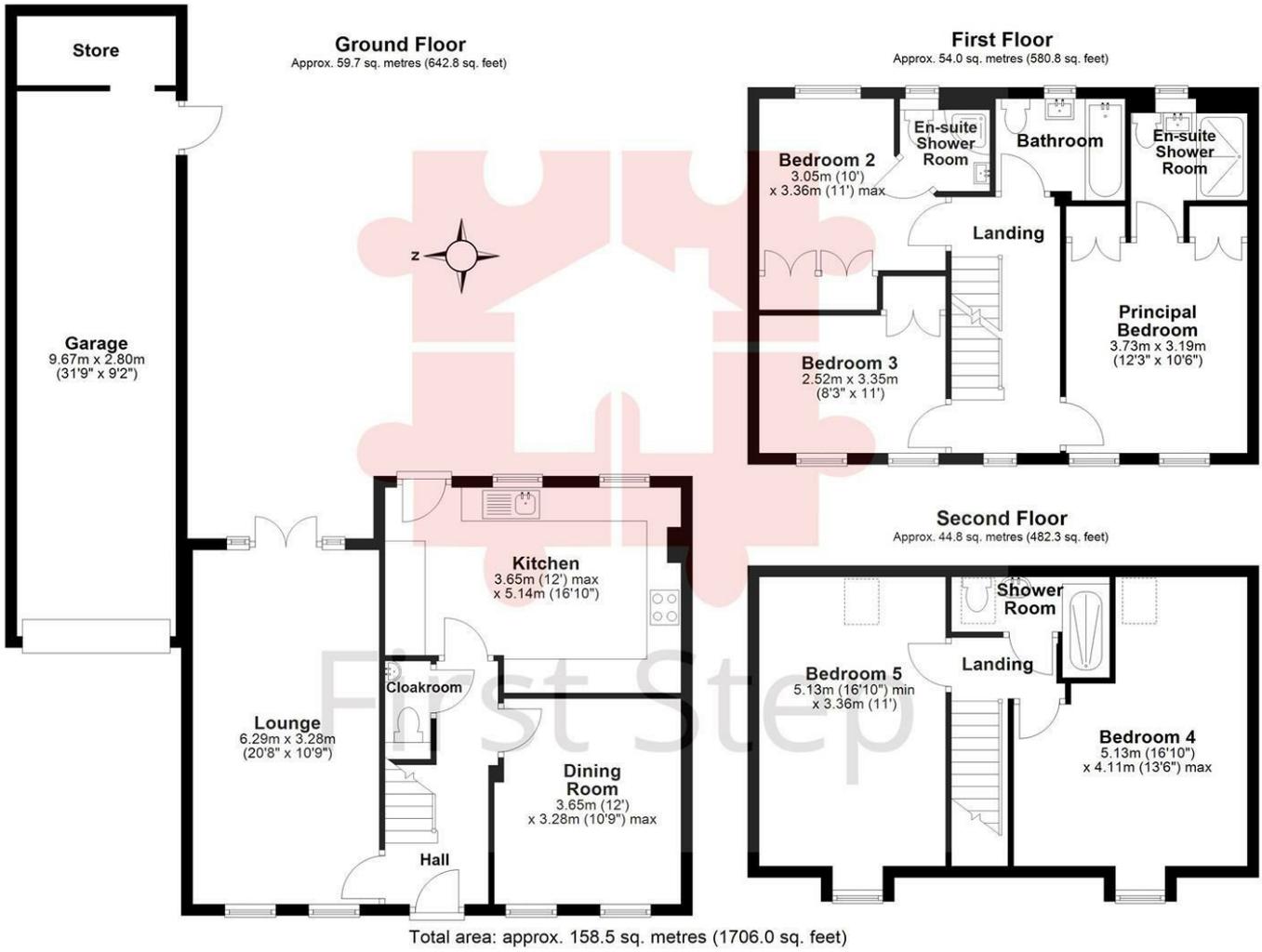
Agents Note

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.



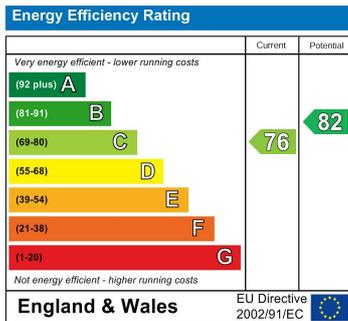




Council Tax Band

F

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