



62 Arlessey Road, Ickleford,
Hertfordshire, SG5 3UU
£850,000


Residential Sales & Lettings

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Early viewing is advised on this delightful detached bungalow enviably positioned on a ¼ acre plot in the highly regarded and semi-rural village of Ickleford. The property is nicely set back from the main thoroughfare and boasts panoramic views to the rear over the local nature reserve with immediate access to countryside and riverside walks on the Hicca trail.

Internally, the well proportioned accommodation comprises of a large entrance hall, separate lounge and dining rooms, refitted kitchen/breakfast room, adjacent utility room, a large four piece family bathroom and four good sized bedrooms with en-suite shower to the master. Outside presents an extensive corner plot rear garden with single garage to the front and parking for a large number of vehicles.

Possibility of no upward chain.

The property in further detail comprises;

ENTRANCE HALL 17'10 x 6'6 (5.43m x 1.98m)
plus 14'3 x 3'3 (4.34m x 0.99m)

Vinyl Plank weather-proof flooring, two radiators, airing cupboard, access to loft, coved ceiling.



LOUNGE 18'2 x 12'4 (5.54m x 3.76m)

Double glazed window to front aspect, double glazed doors and windows to garden, feature gas fireplace with tiled hearth, two radiators, coved ceiling.



DINING ROOM 11'4 x 10'1 (3.45m x 3.07m)

Double glazed doors to garden, radiator, coved ceiling.



KITCHEN/BREAKFAST ROOM 13'2 x 11'4 (4.01m x 3.45m)

Refitted with a range of eye and base level cupboard and drawer units, surrounding work surfaces with inset stainless steel sink and double drainer, breakfast bar, tiled floor, part tiled walls, space for cooker with extractor over, space and plumbing for a dishwasher, radiator, double glazed window to rear aspect.



UTILITY ROOM 11'4 x 5'9 (3.45m x 1.75m)

Eye and base level cupboard units with work surface over and stainless steel sink, tiled floor, part tiled walls, radiator, recently fitted gas boiler (approx 1 year old), double glazed window and door to garden, space and plumbing for a dishwasher and tumble dryer, coved ceiling.



BEDROOM ONE 14'5 x 12'0 (4.40m x 3.66m)

Double glazed window to front aspect, coved ceiling, radiator, range of fitted wardrobes.

En-suite:

Fitted with a walk-in shower with powered shower unit, part tiled walls, wash hand basin, low level WC, double glazed window to side aspect, extractor fan, coved ceiling.



BEDROOM TWO 11'10 x 11'0 (3.61m x 3.35m)

Double glazed window to front aspect, coved ceiling, radiator, fitted wardrobes.



BEDROOM THREE 11'8 x 8'3 (3.56m x 2.51m)

Double glazed window to side aspect, coved ceiling, radiator, fitted wardrobes.



BEDROOM FOUR 11'9 x 7'6 (3.58m x 2.29m)

Double glazed window to side aspect, coved ceiling, radiator.



FAMILY BATHROOM 11'10 x 5'9 (3.61m x 1.75m)

Fitted with a four piece suite comprising of a pannelled bath with shower attachment, wash hand basin, bidet and low level WC.

Part tiled walls, heated towel rail, double glazed window to side aspect, fitted cupboard, coved ceiling.

OUTSIDE



REAR GARDEN

A substantial corner plot laid mainly to lawn with hedged and fenced boundaries, a variety of mature fruit trees, patio area, gated access to both sides of the property. Views over the local nature reserve and the Hicca trail.

GARAGE

Power and light, up-and-over door, personal door and window to rear.

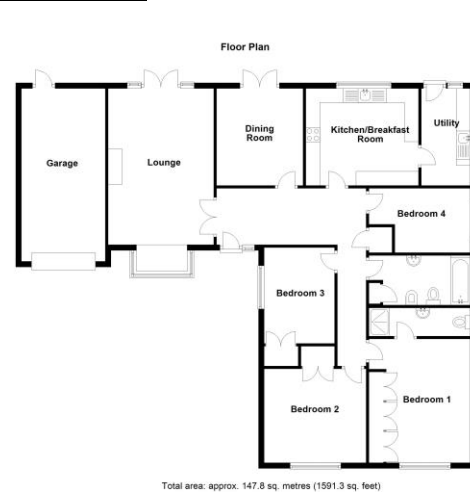
FRONT GARDEN

Mainly used as a driveway providing parking for a large number of vehicles, hedged and fenced boundaries and lawned area.

CURRENT COUNCIL TAX

Band F – North Hertfordshire – 2020/21 – £2,763.80

FLOOR PLAN



Total area: approx. 147.8 sq. metres (1591.3 sq. feet)

Energy Performance Certificate

Energy rating C

(A full copy of the EPC is available on request)

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 laser 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.

These are draft details yet to be approved by the vendors.



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