



3 Bed Detached in Cooper Croft, Arlesey, SG15 6BB | £475,000

Gothic

Estates.com



## Key Features

- 1 year old, Arlesey Grange by Cala Homes
- Detached property on corner plot
- Three double bedrooms
- Master Ensuite
- Large bay-front Living Room
- Kitchen/Diner with French doors
- Quartz counters and all appliances
- Plantation shutters throughout



## Description

\* Cul-de-sac detached home - 18 months old, much like new \* EPC "B" \* 3 Double Bedrooms \* Master Ensuite \* Bay-front Living Room \* SOUTH FACING part-walled garden \* Plantation shutters throughout \* See WALK-THROUGH VIDEO here....

Nearly new home in cul-de-sac location on Arlesey Grange, under 20 mins walk to Arlesey mainline station and just a few minutes walk from Arlesey's thatched pub (with large family garden) and local shop. The property was only completed and occupied June 2022 so is much like new. These properties were built with generous proportions so it feels spacious throughout, including the hallways and cloakroom etc. The double-fronted design includes a large bay window in the Living Room as well as another large window giving a bright dual-aspect feeling. Kitchen is well equipped with all regular appliances integrated, including dishwasher and washer/dryer, along with Quartz stone style counters for a quality feel. The owner has added plantation shutters throughout which adds to the fine ambience and helps make this a move-in-ready prospect.

Arlesey mainline station (direct to London St Pancras) 1.0 mile 15-20 mins walk

Nearest local shop 0.2 miles 3 mins walk

Nearest pub (thatched, large garden) 0.2 miles 3 mins walk

A1(M) j10 3.9 miles about 8 mins

Letchworth Garden City 4.1 miles about 10 mins

Hitchin 5.4 miles about 15 mins

Council Tax Band E

£250 per annum street maintenance (not yet been charged)

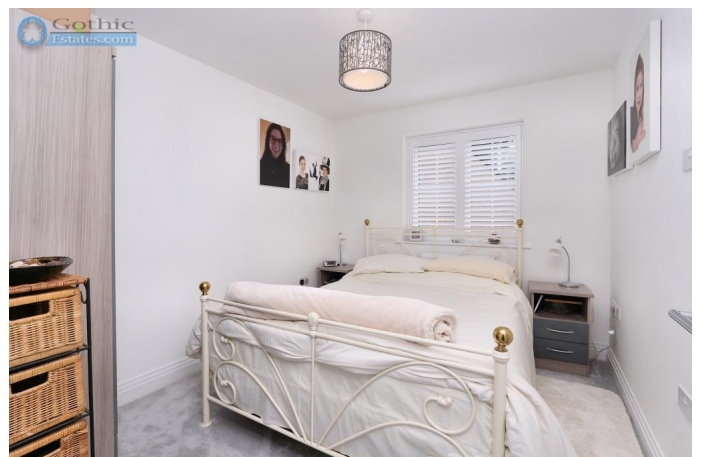
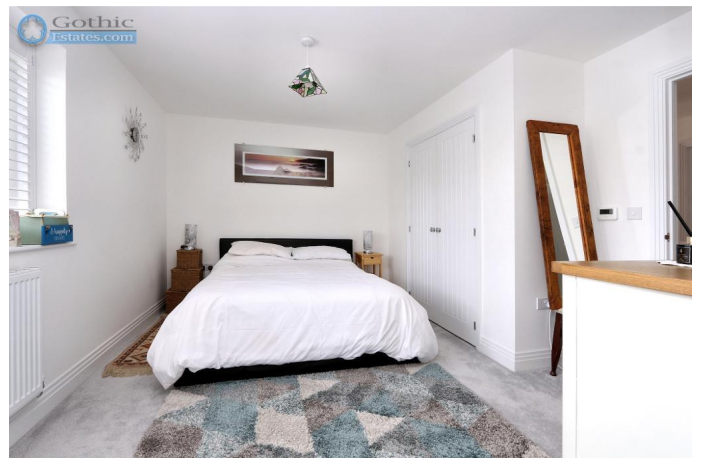
EPC B

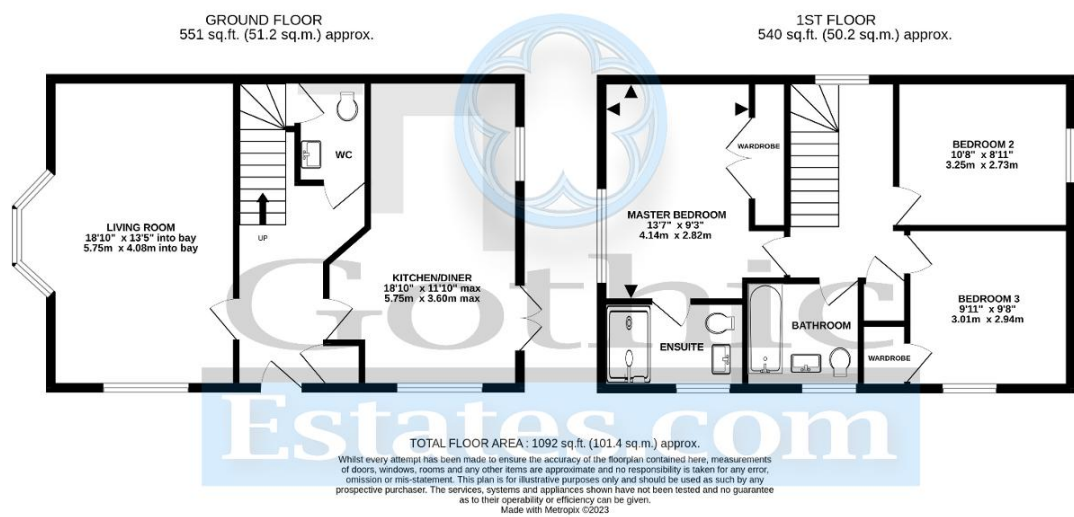
## Location

Arlesey is a large, growing village just North of the Beds/Herts border, surrounded by countryside yet within easy reach of the A507 and A1(M). The village offers a range of local shopping, pubs and food outlets and significantly a Mainline Railway station with direct travel to London St. Pancras in under 40 minutes. Dating back as long as the 1086 Domesday Book, there is a broad range of home styles and building eras - something for everyone! Gothic Mede Academy provides Primary education in the middle of the village, with numerous Secondary options including Etonbury Academy on the Arlesey/Stotfold border. Further facilities and shopping are available within a few miles in the larger towns of Letchworth Garden City and Hitchin to the South.









Energy Efficiency

