



THE GRANARY



**Prices From £800,000 Freehold**

**10A, The Granary, Arlesey, Beds, SG15 6SH**

*Luxury 4/5 Bed Detached Home Situated In An Exclusive Courtyard Setting*



## *The Granary, Arlesey*

One of two luxury specification 5 bedroom detached homes situated in an exclusive courtyard setting just off the High Street in this sought after village location with its own mainline rail station.

The properties have been constructed by Messrs Status Homes, a highly reputable local developer and include a 10 year new build warranty for peace of mind. The properties also benefit from mains gas central heating serving ground floor underfloor heating and first and second floor radiators, A rated appliances and dual flush WC's for top energy saving performance.

The well planned flexible family accommodation briefly comprises entrance hall, guest cloakroom/utility area with washing machine and tumble dryer, study, versatile living room with feature roof window and French doors to the rear. The luxury finished kitchen/diner includes integrated Neff appliances, quartz worktops and feature central island as well as bi-fold doors to the rear garden.

On the first floor there is a Master bedroom with generous en-suite and wardrobes, two further double bedrooms and a family bathroom. The top floor of the property can be used as a Guest suite with walk in wardrobe and en-suite or and a further large double bedroom. Externally the properties benefit from off road parking for 3 cars and a larger than average single garage with eaves storage. The rear gardens are enclosed by timber fencing and include a patio area with power point and outside tap and have a westerly aspect to benefit from the setting sun.

Further specification highlights include: Karndean flooring to designated areas, porcelain full height wall tiling to bathrooms, Luxury sanitary-ware, fibre broadband connection, CAT 6 internal wiring and intruder alarm.



### **Specifications:**

#### **Kitchen:**

- ∞ Individually designed kitchens with Quartz worktops and upstand
- ∞ Integrated NEFF appliances dishwasher, fridge and freezer
- ∞ NEFF Washing machine and dryer (Utility room)
- ∞ NEFF Induction Hob and ceiling mounted extractor
- ∞ NEFF Hide and Slide oven

#### **Bathrooms and Ensuites:**

- ∞ Porcelain floor and wall tiles to bathroom and ensuites
- ∞ Contemporary sanitary ware with black fixtures and fittings
- ∞ Bristan showers
- ∞ LED non-mist mirrors

#### **Finishes and Features:**

- ∞ Gas fired underfloor heating to ground floor
- ∞ Gas fired megaflow central heating via radiators to First Floor and Second Floor
- ∞ Oak style internal doors with matt black furniture.
- ∞ White metal electrical fittings throughout
- ∞ Karndean flooring to main living areas, carpets to landings and bedrooms.
- ∞ Bi-fold aluminium doors to all living areas

#### **External Details:**

- ∞ Turfed gardens with large format porcelain tiles to patios and paths
- ∞ Contemporary lighting, exterior power and tap
- ∞ Lighting and power to garage including electric fob operated roller shutter door
- ∞ Electric car charging point in garage

#### **Media and Comms:**

- ∞ TV and CAT 6 data points to all living areas, study and all bedrooms allowing for range of capabilities including plug n play Sky Q
- ∞ Ultrafast fibre broadband from cabinet to property

#### **Environmental Details:**

- ∞ Dual flush cisterns for water saving
- ∞ A-rated boiler
- ∞ High level of thermal insulation to floors, walls and roofs
- ∞ Independent room controls for Ground floor heating
- ∞ Double Glazed UPVC windows and doors for improved thermal efficiency

#### **Peace of Mind:**

- ∞ 10 year Global Home Warranty build warranty
- ∞ PIR lighting to entrance doors
- ∞ Full house intruder alarm

# Floor Plans and Dimensions



- Cloakroom/Utility: 2.84m x 1.95m (9'3 x 6'4)
- Study: 2.84m x 2.84m (9'3 x 9'3)
- Living Room: 5.98m x 4.42m (19'7 x 14'6)
- Kitchen/Diner: 7.92m x 4.29m (25'11 x 14'0)
- Master Bedroom : 5.8m x 3.26m (19' x 10'8)
- Ensuite Shower Room: 3.263m x 1.8m (10'8 x 5'10)
- Bedroom 3: 4.2m x 3.05m (13'9 x 10')
- Bedroom 4: 3.41m x 3.25m (11'2 x 10'7)
- Bathroom: 2.3m x 2.23m (7'6 x 7'3)
- Bedroom 2: 5.79m x 3.26m (18'11 x 10'8)
- Guest Bedroom: 3.58m x 2.81m (11'8 x 9'2)
- Ensuite Shower Room: 2.9m x 2.49m (9'6 x 8'2)







## Arlesey, Beds

Arlesey is a small town and civil parish in the county of Bedfordshire with a population of just over 6000 and is located along the River Hiz valley. The town benefits from a range of local shops and community services including convenience stores, a health centre, village hall, library and several recreational facilities. The town also has its own football club, Arlesey Town FC. There are excellent transport links by road or rail as the town has its own mainline rail station providing an excellent Thameslink service into London Kings Cross in 39 mins as well as Peterborough, Horsham and Stevenage. Good vehicular access to the A507 and the A1(M) is just 11 minutes away.



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### MONEY LAUNDERING REGULATIONS

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