



Gudgeon Meadow

Arlesey,
Bedfordshire, SG15 6AX
Offers in Excess of £600,000

country
properties

Built in 2022, this immaculately presented, chain-free Cala home offers spacious and versatile living throughout. The ground floor features a generous living room, a study/laundry room, a stunning 22ft kitchen/dining room with underfloor heating and a convenient downstairs WC. Upstairs, there are four double bedrooms, two of which benefit from en-suite shower rooms and the impressive master bedroom also features a dedicated dressing area with fitted wardrobes. Externally, the property enjoys a west-facing rear garden complete with a pergola, providing an ideal space for outdoor entertaining and relaxation. The home also benefits from three allocated parking spaces. This exceptional property combines modern family living with high-quality finishes



- CHAIN FREE - JUST MOVE IN
- Dressing area to Master bedroom with built in wardrobes
- Cul-de-sac location
- Countryside walks on your doorstep
- NHBC warranty remaining
- Four double bedrooms - 2 with En-suite shower rooms
- 22 ft Kitchen/Dinning room with integrated appliances
- Excellent commuter access into London via Arlesey main line station and easy access to A1 (M)
- Underfloor heating in kitchen diner

INTERNAL

GROUND FLOOR

Entrance Hall

Wood effect tiled flooring with inset doormat. Storage cupboard. Carpeted stairs rising to first floor with understairs storage cupboard.. Radiator. Doors to Study/Laundry room, Living room, Kitchen/Diner and Cloakroom.

Living Room

16' 3" x 11' 4" (4.95m x 3.45m) Window to front aspect. Fitted carpet. Radiator.

Kitchen/Dining Room

22' 8" x 13' 1" (6.91m x 3.98m) A range of wall and base units with Quartz worksurfaces over with upstands. Inset one and half bowl sink with stainless steel swan neck mixer tap over. Integrated oven with grill. Inset Bosch induction hob with Bosch stainless steel extractor fan over and Quartz splashback. Integrated dishwasher. Cupboard housing a wall mounted combination boiler. Wood effect tiled flooring with underfloor heating. Space for American style fridge freezer. Radiator. Window to rear aspect and French doors onto rear garden.

Study

7' 10" x 7' 0" (2.40m x 2.13m) Currently used as a Laundry room. Window to front aspect. Wood effect tiled flooring. Space for tumble dryer.

Cloakroom

Wash hand basin and low level WC. Wood effect tiled flooring. Matching tiled splashbacks. Radiator. Obscure window to side aspect.



FIRST FLOOR

Landing

Loft hatch. Storage cupboard housing a water tank. Radiator. Doors to all bedrooms and main bathroom.

Bedroom One

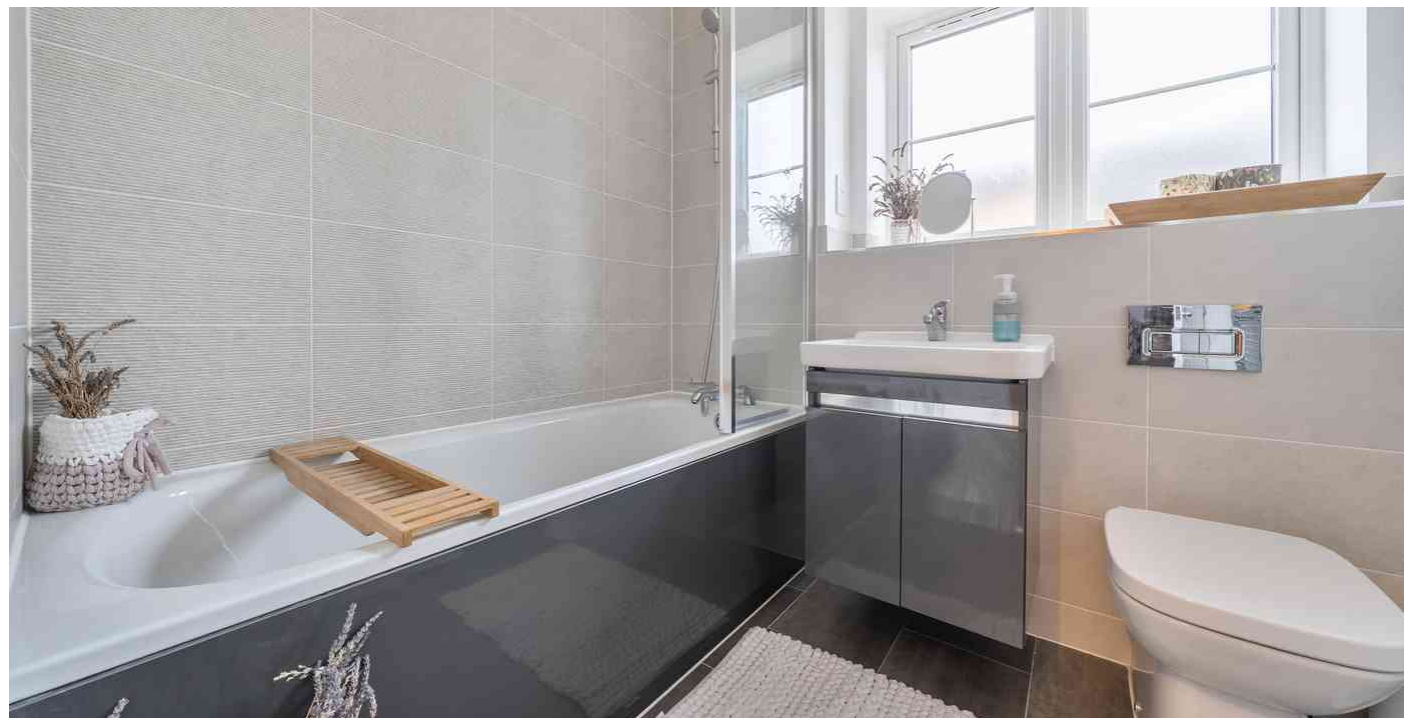
16' 6" x 9' 7" (5.04m x 2.93m) Dual aspect windows to front and rear aspect with fitted shutters. Fitted carpet. Fitted wardrobes in dressing area. Two radiators. Door to En suite.

En Suite

Wall mounted vanity wash hand basin, low level WC and double walk in shower cubicle. Tiled effect vinyl flooring. Tiled splashback. Shaver point. Heated towel rail. Obscure window to front aspect.

Bedroom Two

11' 7" x 10' 11" (3.52m x 3.32m) Window to rear aspect with fitted shutters. Fitted carpet. Built in wardrobe. Radiator. Door to En-suite.



En Suite

Wash hand basin, low level WC and fully tiled double walk in shower cubicle. Tiled effect vinyl flooring. Tiled splashbacks. Shaver point. Heated towel rail.

Bedroom Four

11' 7" x 11' 1" (3.52m x 3.39m) Window to rear aspect. Fitted carpet. Built in wardrobe. Radiator.

Bedroom Three

11' 7" x 11' 5" (3.52m x 3.49m) Window to rear aspect. Fitted carpet. Radiator.

Bathroom

Wall mounted vanity wash hand basin, low level WC and bath tub with shower over and shower screen to side. Tiled effect vinyl flooring. Tiled splashbacks. Heated towel rail. Obscure window to side aspect.

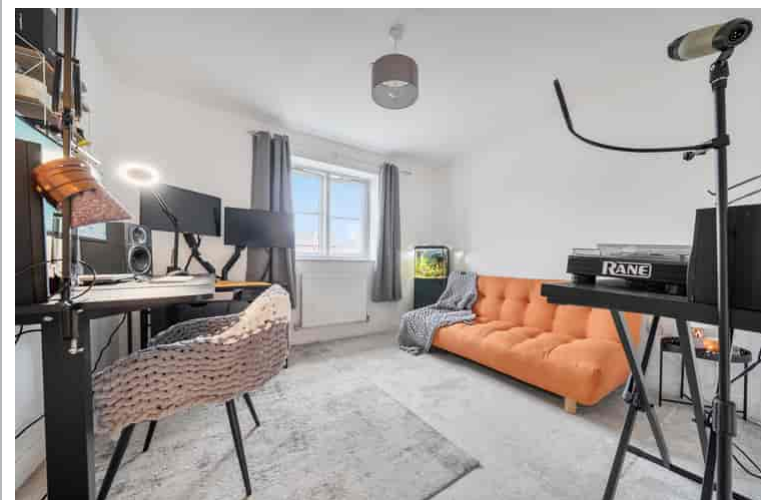
OUTSIDE

Front Garden and Parking

Well stocked front garden with decorative plants and shrubs and paved path and step up to front door. Carport to side. Parking space for two vehicles and additional parking space to side of the property.

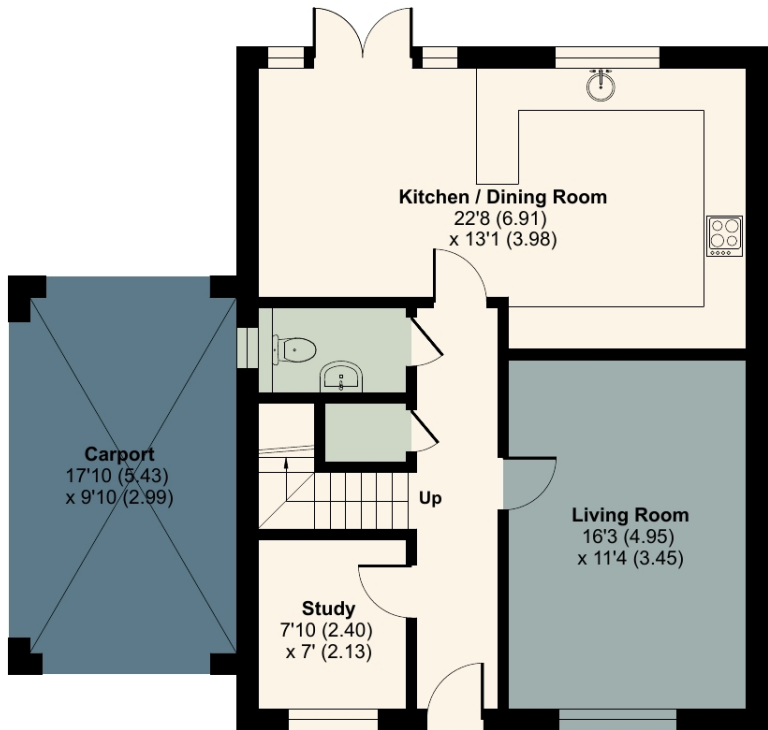
Rear Garden

Enclosed by timber fencing and mainly laid to lawn, with paved patio area with pergola over to remain. Paved path leading to timber garden shed to rear to remain. Raised flower beds. Gated side access to parking.

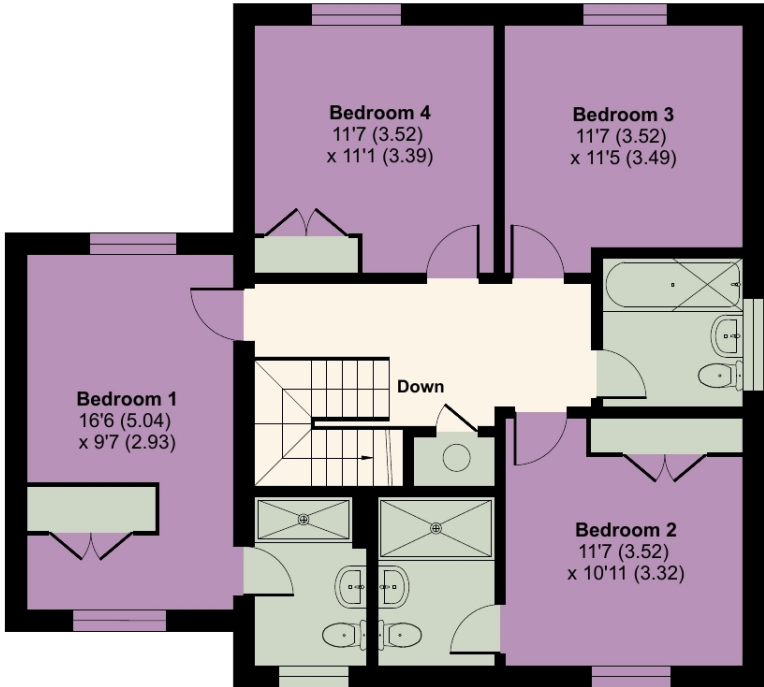




Approximate Area = 1526 sq ft / 141.7 sq m (excludes carport)
For identification only - Not to scale



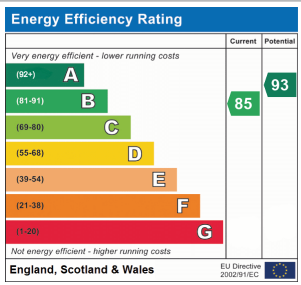
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Country Properties. REF: 1471697



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Viewing by appointment only

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