



# Arlesey Road

Stotfold,  
Bedfordshire, SG5 4HB  
£600,000

country  
properties

An exceptional three-bedroom detached bungalow, set back from the road and built just eight years ago, offering well-proportioned living space, beautifully presented accommodation throughout and a private south/west-facing garden.

- Fantastic presentation throughout - just move in
- 18 ft Living room with bi-fold doors with fitted shutters onto rear garden
- Quiet position set back from the road yet just a short stroll to all amenities
- Master bedroom with stylish en suite shower room
- Modern underfloor heating throughout
- Sunny south/west facing rear garden with large paved patio



## INTERNAL

### GROUND FLOOR

#### Entrance Hall

Wood effect flooring with underfloor heating. Loft access with pull down ladder into boarded loft space. Doors into all rooms.

#### Living Room

18' 8" max x 13' 9" max (5.70m max x 4.20m max) Double glazed window to rear with fitted shutters, obscure double glazed window to side with fitted shutters and bi-fold doors onto rear garden with fitted shutters. Wood effect flooring with underfloor heating. Inset wood burning stove with marble effect surround. Four wall lights.

#### Kitchen

20' 4" x 10' 3" (6.21m x 3.13m) A range of wall and base units with Quartz worktops over and upstands. Inset stainless steel one and half bowl sink and drainer unit with swan neck mixer tap over. High gloss marble effect splashbacks. Space for electric oven and hob with Quartz splashback and stainless steel extractor hood over.

Integrated dishwasher. Central island with draws units and Quartz worksurfaces over incorporating breakfast bar. Integrated fridge/freezer. Underfloor heating. Double glazed window to rear and double glazed double doors onto rear garden.



## Utility Room

16' 6" x 5' 2" (5.04m x 1.60m) Base units with worktops over, inset stainless steel sink and drainer unit with mixer tap over and high gloss marble effect splashbacks. Space and plumbing for washing machine. Space for tumble dryer. Wall mounted gas boiler. Extractor fan. Underfloor heating. Obscure double glazed window to side.

## Bedroom One

19' 4" max x 10' 0" max (5.89m max x 3.05m max) Master bedroom with double glazed windows to front and side aspect. Wood effect flooring with underfloor heating.

## En Suite

Suite comprising vanity wash hand basin, low level WC and double shower cubicle. Tiled splashbacks. Ceramic tiled flooring with underfloor heating. Heated towel rail. Extractor fan. Obscure double glazed window to side.



## Bedroom Two

11' 7" x 11' 5" (3.54m x 3.48m) Double glazed window to rear. Wood effect flooring with underfloor heating.

## Bedroom Three

10' 9" x 7' 10" (3.28m x 2.38m) Double glazed window to front. Wood effect flooring with underfloor heating. Fitted wardrobes, drawer and cupboards unit and bedside table.

## Bathroom

Four piece suite comprising vanity wash hand basin, low level WC, double shower cubicle and roll top bath tub with mixer taps and shower attachment over and shower niche. Tiled splashbacks. Ceramic tiled flooring with underfloor heating. Heated towel rail. Obscure double glazed window to front.

## OUTSIDE

### Front Garden/ Driveway

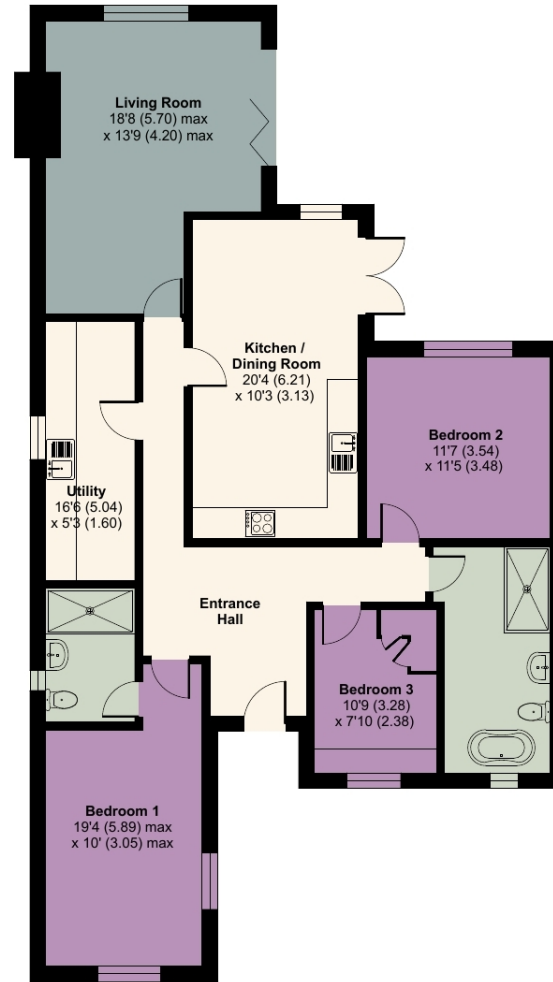
Paved pathway to front door. Timber shed to side. Grassed lawn area with decorative mature shrub. External water tap. Shared driveway leading to paved drive providing off road parking for up to three cars.

### Rear Garden

South-West facing rear garden with large paved patio area and steps down to grassed lawn area. Raised flower and shrubs borders enclosed by wood sleepers. Mature tree. Further paved patio area with timber summer house to remain. Service lights. External power points. Gated access to front.

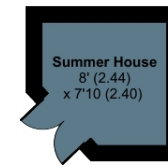




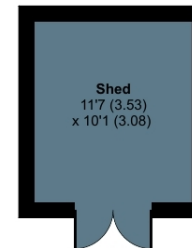


GROUND FLOOR

Approximate Area = 1304 sq ft / 121.1 sq m  
Outbuilding = 173 sq ft / 16 sq m  
Total = 1477 sq ft / 137.1 sq m  
For identification only - Not to scale



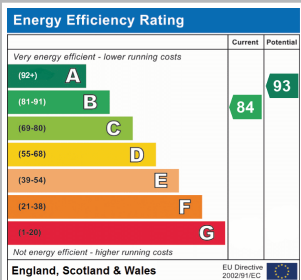
OUTBUILDING 2



OUTBUILDING 1



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Country Properties. REF: 1493697



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Viewing by appointment only

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