



9, Redwing Croft

Lower Stondon,
Bedfordshire, SG16 6FQ
£815,000

country
properties

Offered with NO UPWARD CHAIN this impressive six bedroom detached 'Arundel' Bovis home occupies a large corner plot on this popular development in Lower Stondon. This spacious family home of impressive proportions including that all important study to enable you to work from home with ease. WOW now that's an impressive garden! **

OFFERS INVITED **

- Six bedrooms - three with en suites
- 20ft Principle bedroom with stylish en-suite occupies the top floor - the perfect place to retreat to!
- Tandem garage & ample driveway & off road parking x 4 cars
- Remaining builders NHBC guarantee from Sept 2014
- Stylish & contemporary 32ft Kitchen/dining room with peninsular island
- Large wrap around landscaped rear garden
- Easy access to Hitchin with rail links into London & Cambridge



GROUND FLOOR

Entrance Hall

Stairs rising to first floor accommodation. Storage cupboard. Ceramic tiled flooring. Doors into all rooms.

Cloakroom

Suite comprising low level flush wc and wash hand basin. Radiator. Ceramic tiled flooring. Obscure double glazed window to side.

Living Room

15' 1" x 15' 1" (4.60m x 4.60m) into bay. Double glazed bay window to front. Two radiators.

Study

8' 1" x 9' 10" (2.46m x 3.00m) Double glazed window to front. Radiator.

Conservatory

11' 1" x 22' 5" (3.38m x 6.83m) UPVC double glazed construction on a steel durabase with french doors opening onto the rear garden. Feature electric fireplace.

Kitchen/Dining/Family Room

12' 0" x 30' 11" (3.66m x 9.42m) A range of wall and base units with central peninsular and granite worksurfaces with upstands. Space for American style fridge/freezer. Fitted eye level oven and grill. Integrated dishwasher and microwave. Inset 5-ring electric hob with extractor over. Inset stainless steel sink with drainer and mixer tap over. Ceramic tiled flooring. Two radiators. Double glazed window to rear and french doors with sidelights opening into the conservatory.

Utility Room

A range of base and wall units with worksurfaces over. Inset stainless steel sink and drainer. Integrated washing machine. Cupboard housing gas boiler. Door into airing cupboard, Ceramic tiled flooring. Partially glazed door to side access.

FIRST FLOOR

Landing

Galleried landing with doors into bedrooms 2, 3, 4, 5, 6 and family bathroom. Stairs rising to 2nd floor accommodation. UPVC double glazed window to front. Radiator.

Bedroom 2

11' 5" x 16' 5" (3.48m x 5.00m) Two double glazed windows to front. Built-in double wardrobe. Radiator. Access to loft space. Door into:



En-Suite Shower Room

Suite comprising double shower cubicle, low level flush wc and wash hand basin. Heated towel rail. Extractor. Partially tiled walls and tiled flooring. Obscure double glazed window to side.

Bedroom 3

10' 1" x 12' 4" (3.07m x 3.76m) Double glazed window to rear. Radiator. Door into:

En-Suite Shower Room

Suite comprising double shower cubicle, low level flush wc and wash hand basin. Heated towel rail. Extractor.

Bedroom 4

9' 0" x 10' 1" (2.74m x 3.07m) Double glazed window to rear. Radiator.

Bedroom 5

9' 2" x 10' 0" (2.79m x 3.05m) Double glazed window to rear. Radiator.

Bedroom 6

7' 11" x 10' 7" (2.41m x 3.23m) Double glazed window to front. Radiator.

Family Bathroom

Three piece suite comprising panel enclosed bath with shower over, low level flush wc and wash hand basin. Heated towel rail. Ceramic tiled flooring. Extractor. Obscure double glazed window to side.



SECOND FLOOR

Landing

1 sensor Velux window. Storage cupboard.
Door into:

Bedroom 1

15' 6" x 20' 3" (4.72m x 6.17m) Two velux sensor windows. Two radiators. Wood effect flooring. Eaves storage. A range of fitted wardrobes. Door into:

En-Suite Bathroom

Impressive suite comprising freestanding bath, walk-in shower with rainfall shower, low level flush WC and 'his' and 'hers' sink unit. Extractor. Partially tiled walls and tiled flooring. Heated towel rail. Two sensor Velux windows.

OUTSIDE

Front Garden

Laid to lawn with central pathway to front door. Gated access to rear. Additional parking for two cars.

Rear Garden

Generous L shaped garden laid mainly to lawn with an abundance of mature shrub borders. Paved pathway leads to a large decking area with covered gazebo. Two timber storage sheds. Cold water tap. Further wooden building housing hot tub (hot tub exclude from sale. Paved pathway with pergola covered in vines lead to personal door to garage. Gated access to front.

Tandem Garage

Currently partitioned to provide gym, games room and workshop. Power and light connected. Electric wall heaters. Personal door into rear garden.

AGENT NOTE:

The owner advises there is a service/maintenance charge of £200 per annum for the upkeep of the road and communal areas. We advise any buyer to confirm this information with their legal representative prior to exchange of contracts.

PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES



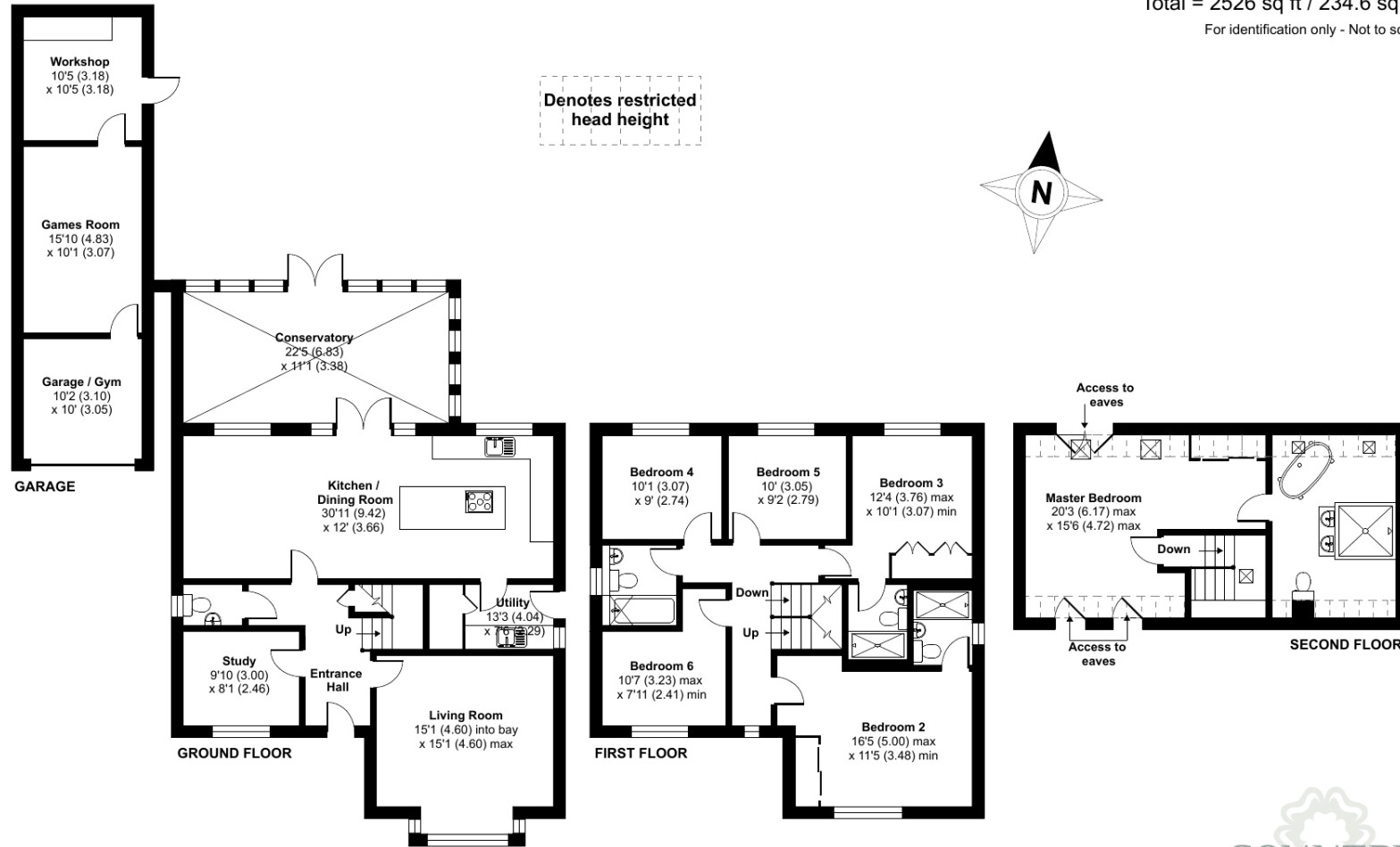


Approximate Area = 2426 sq ft / 225.3 sq m (excludes garage)

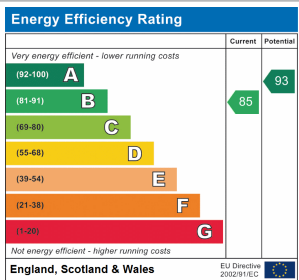
Limited Use Area(s) = 100 sq ft / 9.2 sq m

Total = 2526 sq ft / 234.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022. Produced for Country Properties. REF: 913415



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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