



Plot 3, The Sidings

Henlow,
Bedfordshire, SG16 6FJ
£750,000

COUNTRY PROPERTIES
PART OF HUNTERS

Built to a high specification this spacious 5 bedroom detached home offers flexible family living with a garage and south easterly aspect rear garden, set in a small close of just three executive homes.

- Attractive brand new double fronted detached home
- Integrated kitchen/diner with central island and bi-folding doors opening onto the rear garden
- Living room and separate study/family room
- Underfloor heating to ground floor accommodation
- Master bedroom with en-suite shower room
- Short commute to the bustling market town of Hitchin providing direct link into London

GROUND FLOOR

Entrance Hall

Stairs rising to first floor accommodation. Underfloor heating. Doors into all rooms.

Cloakroom

Door to coat hanging area with further door into cloakroom. Suite comprising low level wc with concealed cistern and vanity wash hand basin. Partially tiled walls. Extractor.

Study/Family Room

12' 9"(into bay) x 9' 11" (max) (3.89m x 3.02m)
Double glazed walk-in bay window to front.
Underfloor heating.

Living Room

20' 5" (into bay) x 10' 8" (max) (6.22m x 3.25m)
Double glazed bay window to front, Underfloor heating.

Kitchen/Dining Room

17' 7" x 15' 7" (max) (5.36m x 4.75m) A range of shaker style wall and base units with quartz worksurfaces and upstands. Inset one & half bowl sink with quartz drainer and swan neck mixer tap over. Fitted eye level Bosch microwave/combination oven and separate electric fan oven. Integrated fridge/freezer. Inset induction hob with quartz splashback and extractor hood over. Central island with quartz worktop including breakfast bar and storage cupboard/drawers under. Underfloor heating. Large under stairs storage cupboard. Double glazed bi-folding doors opening onto the rear garden. Door into:

Utility Room

9' 10" x 6' 0" (3.00m x 1.83m) Base units with granite effect worksurface over. Inset stainless steel sink with drainer and mixer tap over. Space and plumbing for washing machine and tumble dryer. Tall upright storage cupboard. Cupboard housing Ideal wall mounted gas boiler. Double glazed door to rear garden.



FIRST FLOOR

Landing

Double glazed window to front. Stairs rising to second floor accommodation. Storage cupboard with radiator. Airing cupboard housing pressurised hot water cylinder. Doors to all rooms.

Bedroom 1

17' 7" (max) x 13' 0" (max) (5.36m x 3.96m) Two double glazed windows to rear. Radiator. Door into:

En-Suite Shower Room

White suite comprising low level flush wc with concealed cistern, vanity wash hand basin and large walk-in shower enclosure with rainfall shower and separate shower attachment. Chrome heated towel rail. Extractor. Partially tiled walls and vinyl flooring. Obscure double glazed window to side.

Bedroom 2

13' 0" x 10' 10" (3.96m x 3.30m) Double glazed window to front. Radiator.

Bedroom 3

15' 4" (max) x 9' 6" (max) (4.67m x 2.90m) Double glazed window to front. Radiator.

Family Bathroom

White suite comprising low level flush wc with concealed cistern, vanity wash hand basin and panel enclosed bath with shower over and folding glass side screen. Chrome heated towel rail. Extractor. Partially tiled walls and vinyl flooring. Obscure double glazed window to rear.

SECOND FLOOR

Landing

Radiator. Doors into:

Bedroom 4

16' 3" (max) x 10' 10" (max) (4.95m x 3.30m) Dual aspect with double glazed windows to front and rear. Radiator.

Bedroom 5

13' 2" (max) x 12' 2" (max) (4.01m x 3.71m) Double glazed velux window to front. Radiator.

Shower Room

Suite comprising large walk-in shower enclosure, low level flush wc with concealed cistern and vanity wash hand basin. Chrome heated towel rail. Extractor. Partially tiled walls and vinyl flooring. Double glazed velux window to side.

OUTSIDE

Front Garden

Laid to lawn and block paved providing footpath to front door and providing access to the rear. Two external lights. Five bar double gates opening onto the driveway providing parking and access to the detached garage and rear garden.

Rear Garden

South easterly facing rear garden laid mainly to lawn with paved patio area and raised brick flower planter to the side. Outside lighting.

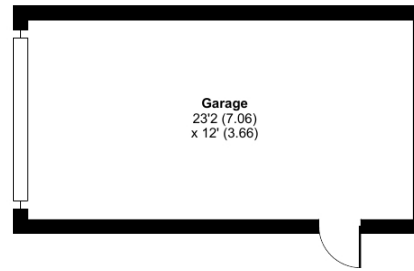
Garage

Up and over door with power/light connected. Eaves storage. Personal door to rear garden.

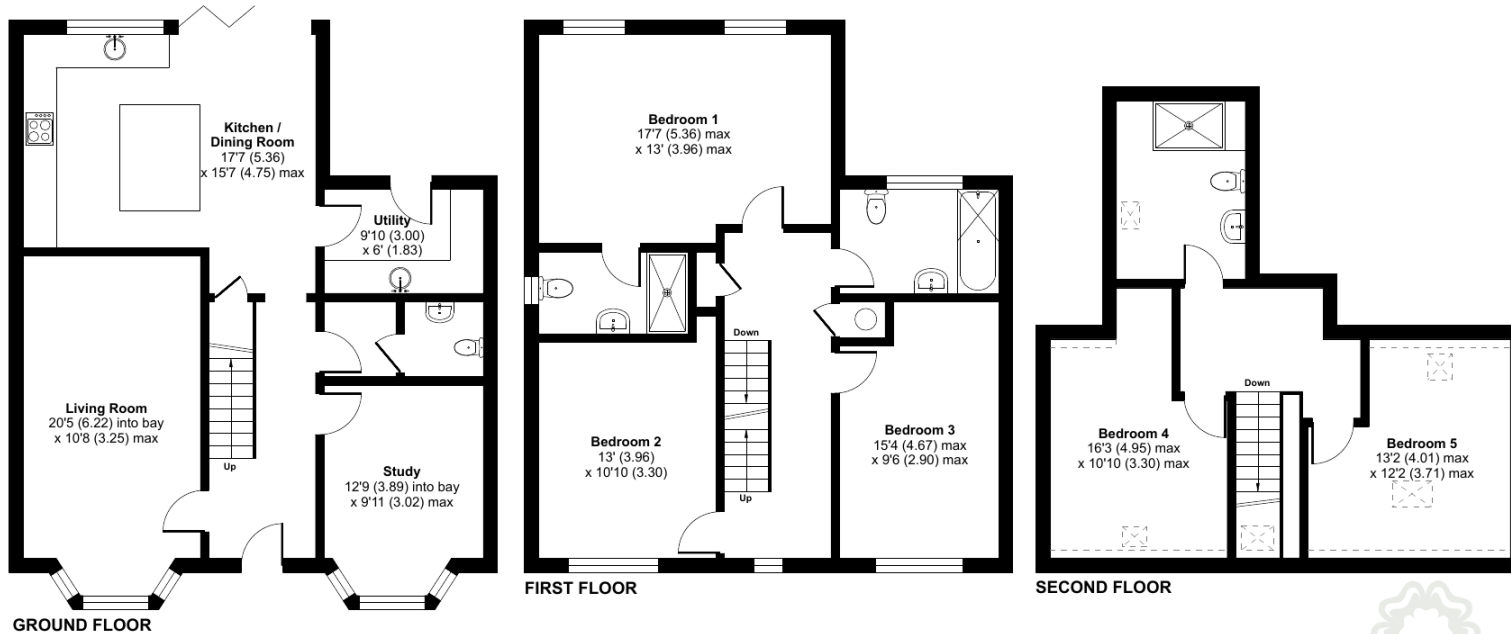




Approximate Area = 2052 sq ft / 190.6 sq m
Limited Use Area(s) = 18 sq ft / 1.7 sq m
Garage = 278 sq ft / 25.8 sq m
Total = 2348 sq ft / 218.1 sq m
For identification only - Not to scale



Denotes restricted head height



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1052289



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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