

country
properties

£625,000
Lower Standon,
Bedfordshire, SG16 6GN

Tiger Moth Way



Viewing by appointment only

Country Properties | 46-48, High Street | SG17 5DG
T: 01462 811822 | E: shefford@country-properties.co.uk
www.country-properties.co.uk

country
properties

The 'Shirley' is a superb four bedroom detached family home with a larger than average rear garden located on the popular 'Poppy Fields' development in the village of Lower Stondon. Built by Bloor Homes the property is beautifully presented with a 20ft garden room/home office.

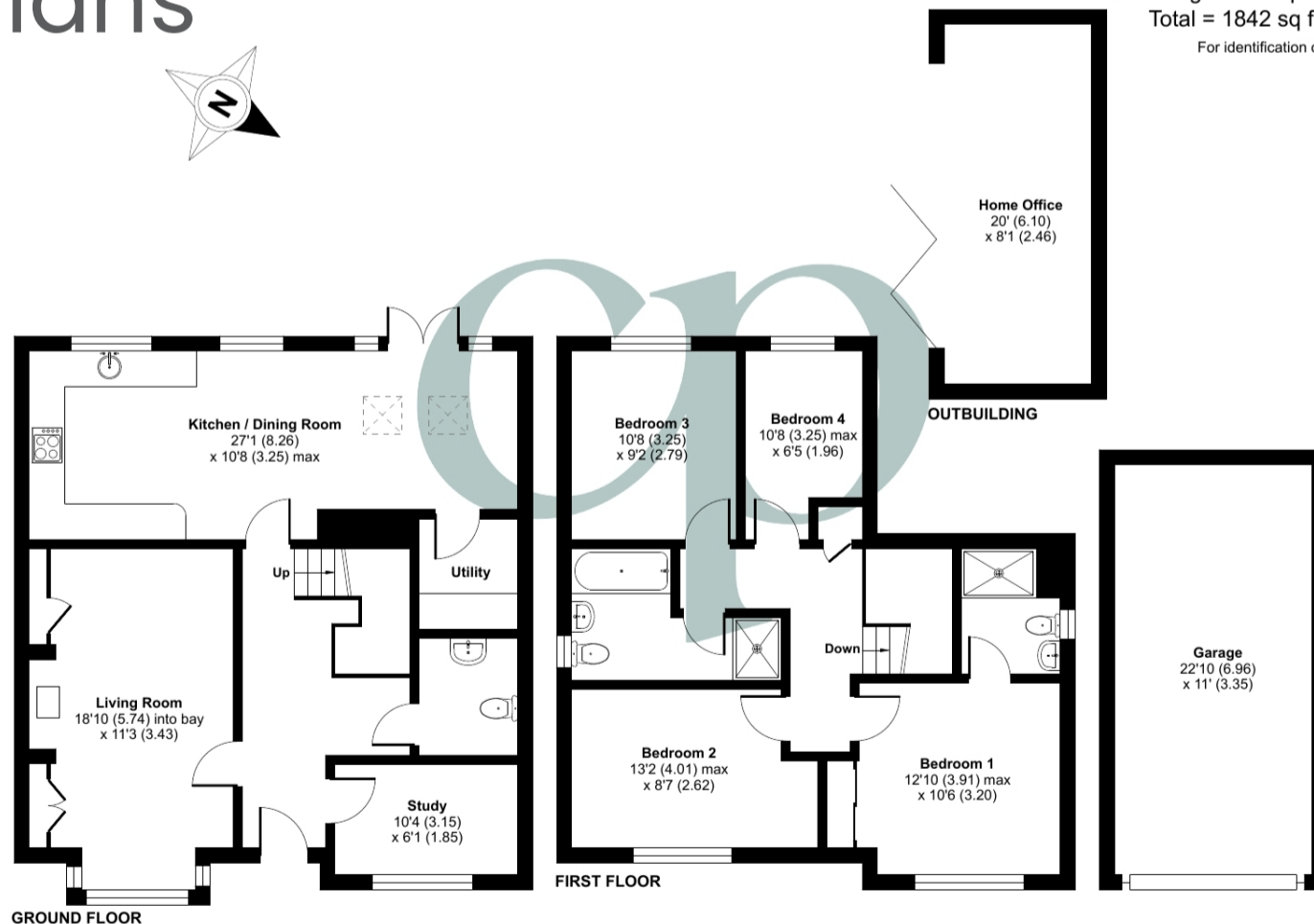
- Stylish & contemporary 20ft kitchen/diner with integrated appliances and french doors opening onto rear garden
- Main bedroom with built in wardrobes and ensuite
- Semi rural location with countryside walks on your doorstep
- Village amenities include public house, doctors surgery & chemist, vets, takeaways, a supermarket and petrol station
- Ground floor study - ideal for working from home
- 10 year NHBC Buildmark warranty from 2020
- Just 4 miles north of Hitchin with easy access to rail links into London & Cambridge



Floor Plans



Approximate Area = 1428 sq ft / 132.6 sq m
 Garage = 251 sq ft / 23.3 sq m
 Outbuilding = 163 sq ft / 15.1 sq m
 Total = 1842 sq ft / 171 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). © nichcom 2024. Produced for Country Properties. REF: 1164385

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.



GROUND FLOOR

Entrance Hall

Stairs rising to first floor with

understairs storage cupboard. Radiator. Amtico flooring. Doors

into living room,

kitchen/dining/family room and

study.

Cloakroom

Suite comprising low level wc and

wash hand basin. Amtico flooring.

Radiator.

Study

6'1" x 10'4" (1.85m x 3.15m) Double

glazed window to front. Amtico

flooring. Radiator.

Living Room

11'3" x 18'10" (3.43m x 5.74m) Feature

fireplace with inset Ethanol log

burner (available by separate

negotiation), wood mantle and

alcove brick slips. Fitted storage

cupboards and shelving to either

side of chimney breast. Radiator.

Double glazed box bay window to

front.

Kitchen/Dining/Family Room

10'8" x 27'1" (3.25m x 8.26m) A range

of wall and base units with granite

worksurfaces, upstands and high

gloss brick effect tiled splashbacks.

Inset one & half bowl sink with

granite drainer and swan neck

mixer tap over. Fitted eye level

double oven and grill. Inset four

ring gas hob with granite

splashback and stainless steel

extractor hood over. Space for

American style fridge/freezer.

Integrated dishwasher. Amtico

flooring. Radiator. Dining/family

area with vaulted ceiling and two

Velux windows. Two double glazed

windows and french doors with

sidelights, opening onto the rear

garden. Door into:

Utility Room

Worksurface with space and

plumbing for washing machine

and tumble dryer. Wall mounted

gas boiler enclosed in cupboard.

Amtico flooring.



FIRST FLOOR

Landing

Access to partially boarded loft space with ladder & light. Storage cupboard. Doors into all bedrooms and family bathroom.

Bedroom 1

10' 6" x 12' 10" (3.20m x 3.91m) Feature panelling to one wall. Fitted wardrobes Radiator. Double glazed window to front. Door into:

En-Suite Shower Room

Three piece suite comprising double shower enclosure, wash hand basin and low level wc. Marble effect wall and floor tiling. Mirrored wall cabinet. Obscure double glazed window to rear.

Bedroom 2

8' 7" x 13' 2" (2.62m x 4.01m) Feature wood panelling to one wall. Radiator. Double glazed window to front.

Bedroom 3

9' 2" x 10' 8" (2.79m x 3.25m) Double glazed window to rear. Radiator.



Bedroom 4

6' 5" x 10' 8" (1.96m x 3.25m) Currently used as a dressing room. Double glazed window to rear. Radiator.

Family Bathroom

Four piece suite comprising double shower enclosure, panel enclosed bath with shower attachment, low level wc and wash hand basin. Extractor fan. Heated towel rail. Partially tiled walls and tiled flooring. Obscure double glazed window to side.

OUTSIDE

Front Garden

Laid to lawn and enclosed with mature hedging. Central paved pathway to front door. Driveway to side providing parking and access to garage. Gated access to rear garden.

Garage 11' x 22'10 (3.35m x 6.96m)

Rear Garden

South westerly aspect rear garden laid mainly to lawn with paved patio area. Gated access to front. Doors to garden room/home office.

Garden Room/Home Office

8' 1" x 20' 0" (2.46m x 6.10m) UPVC doors opening onto the rear garden. Wood effect flooring. Wi-fi direct to the office.

AGENT NOTE:

The vendor informs us there is a service charge associated with this property of £185 per annum.

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

