



18, Bluebell Drive

Lower Stondon,
Bedfordshire, SG16 6NN
£475,000

COUNTRY PROPERTIES
PART OF HUNTERS

This 4 bedroom semi detached CHAIN FREE home has been extended to create a truly stunning spacious home with a high specification finish throughout. There is a large brick outbuilding with bi folding doors housing a jacuzzi but could easily be adapted to create a fabulous home office.

- Beautifully presented - a credit to the current owners - Just move in!
- Four well proportioned bedrooms over two floors
- Main bedroom with en suite and dressing room
- A short walk to Pollards Way park and an abundance of countryside walks on your doorstep
- Spacious 24ft kitchen/dining/family room with bi-folding doors opening onto the rear garden
- Engineered walnut wood flooring to most of ground floor
- Low maintenance southerly aspect rear garden with pizza oven



GROUND FLOOR

Entrance Hall

Stairs rising to first floor accommodation with under stairs storage cupboards. Radiator. Engineered walnut flooring with underfloor heating. Doors into cloakroom, living room and kitchen/dining/family room.

Cloakroom

Suite comprising low level wc and pedestal mounted wash hand basin. Radiator. Partially tiled walls. Obscure double glazed window to side.

Living Room

15' 4" (into bay) x 9' 4" (max) (4.67m x 2.84m) Double glazed bay window to front. Radiator. Engineered walnut flooring with underfloor heating.

Kitchen/Dining/Family Room

24' 11" (max) x 16' 1" (max) (7.59m x 4.90m) A range of shaker style wall and base units with wood worksurfaces and brick effect tiled splashbacks. Inset sink with drainer and mixer tap over. Fitted electric oven and gas hob with extractor hood over. Integrated fridge/freezer and dishwasher. Breakfast bar. Engineered walnut flooring with underfloor heating. Two roof lanterns and bi-folding doors opening onto the rear garden.

FIRST FLOOR

Landing

Airing cupboard housing hot water cylinder. Stairs rising to second floor accommodation. Doors into bedrooms and bathroom.

Bedroom 2

13' 6" (max) x 9' 6" (max) (4.11m x 2.90m) Double glazed window to rear. Radiator.



Bedroom 3

12' 5" (max) x 9' 5" (max) (3.78m x 2.87m) Double glazed window to front. Radiator.

Bedroom 4

7' 8" x 6' 6" (2.34m x 1.98m) Double glazed window to rear. Radiator.

Family Bathroom

Suite comprising low level wc, wash hand basin and panel enclosed bath with shower over and glass side screen. Extractor fan. Shaver point. Radiator. Partially tiled walls and tiled flooring. Obscure double glazed window to front.

SECOND FLOOR

Landing

Radiator. Door into:



Bedroom 1

16' 3" (into bay) x 12' 8" (max)
(4.95m x 3.86m) Double glazed window to front. Radiator. Two walk-in wardrobes. Eaves storage and access to loft space. Door into:

En-Suite Shower Room

Three piece suite comprising low level wc, vanity wash hand basin and shower cubicle. Heated towel rail. Partially tiled walls and tiled flooring. Shaver point. Obscure double glazed window to rear

OUTSIDE

Front Garden

Late to slate with central pathway to front door. External light. Block paved driveway to side providing off road parking for two cars, leading to garage.

Rear Garden

Low maintenance southerly aspect rear garden laid to artificial lawn with patio area. Pizza oven. External lights and power point.

Garage

Electric roller door to front with power/light and plumbing for utilities. Personal door to rear garden.

Brick Outbuilding

18' 10" x 7' 7" (5.74m x 2.31m)
Currently used to house a jacuzzi but could be used as family room/home office with plumbing and power/light connected. Bi-folding doors opening onto the rear garden.

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

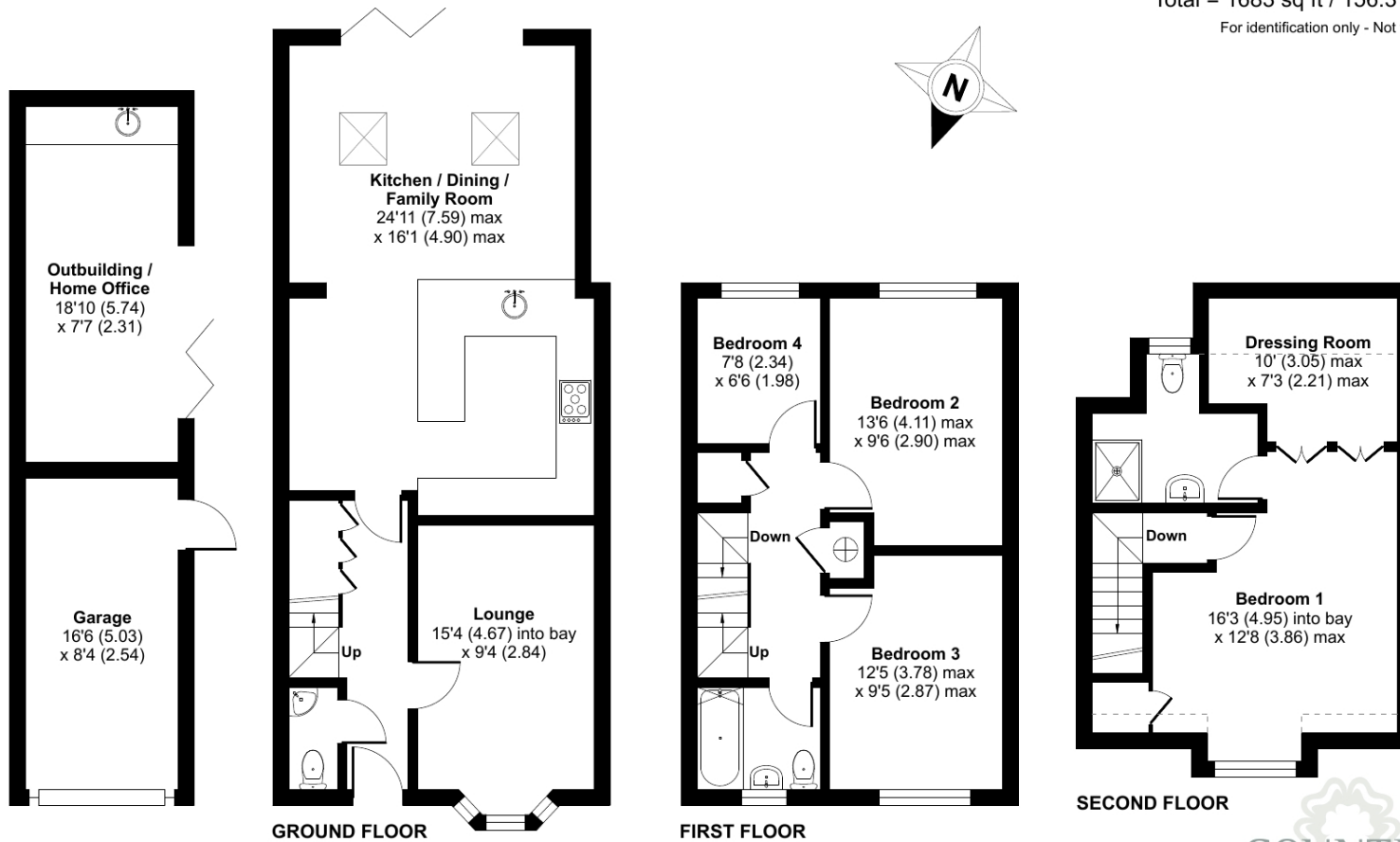




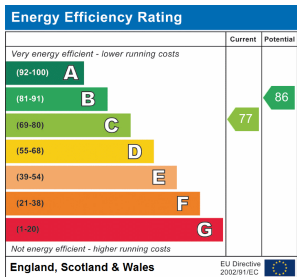
Denotes restricted head height

Approximate Area = 1361 sq ft / 126.4 sq m
 Limited Use Area(s) = 41 sq ft / 3.8 sq m
 Garage = 137 sq ft / 12.7 sq m
 Outbuilding = 144 sq ft / 13.3 sq m
 Total = 1683 sq ft / 156.3 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). © nchecon 2023. Produced for Country Properties. REF: 1017198



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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