



6, Endeavour Close

Lower Stondon,
Bedfordshire, SG16 6JR
Offers in excess of £575,000

COUNTRY PROPERTIES
PART OF HUNTERS

Set on a small development this 4 bedroom double fronted detached home offers a superb family friendly layout with a detached double garage. Located close to countryside walks and only a short drive to the bustling market town of Hitchin providing rail links into London.

- Beautifully presented - a credit to the current owners!
- Spacious 20ft living room with double doors opening onto the rear garden
- Ground floor study - ideal for those working from home!
- Master bedroom with built in wardrobes and en-suite
- Landscaped & enclosed rear garden - perfect for those alfresco summer evenings!
- Double garage with remote controlled roller door, power and light

GROUND FLOOR

Entrance Hall

Stairs rising to first floor accommodation with under stairs storage cupboard. Radiator. Amtico wood effect flooring. Doors into all rooms.

Cloakroom

Suite comprising low level wc and pedestal mounted wash hand basin. Part tiled walls. Heated towel rail. Extractor fan.

Living Room

20' 9" (max) x 14' 4" (max) (6.30m x 4.37m) Double glazed french doors with sidelights opening onto the rear garden. Feature fireplace with coal effect gas fire and marble effect hearth. Radiator.

Study

11' 4" x 9' 7" (3.45m x 2.92m) Double glazed window to front. Radiator.

Kitchen

13' 4" x 8' 9" (4.06m x 2.67m) A range of wall and base level units with complementary worksurfaces over. Inset one & half bowl sink with drainer and swan neck mixer tap over. Range cooker with stainless steel extractor hood over. Integrated dishwasher. American style fridge/freezer (available by separate negotiation). Radiator. Double glazed window to side and double doors opening onto the rear garden. Open plan into:

Dining Room

9' 8" (max) x 9' 6" (into bay) (2.95m x 2.90m) Double glazed walk in bay window to front. Tiled flooring. Radiator.



Utility Room

6' 7" x 5' 5" (2.01m x 1.65m) Wall and base level units with complementary worksurfaces over. Inset sink with drainer and swan neck mixer tap over. Washer/dryer (included in the sale). Wall mounted gas boiler. Double glazed window to rear.

FIRST FLOOR

Galleried Landing

Access to loft space. Double glazed window to front. Airing cupboard housing hot water cylinder. Radiator. Doors into all rooms.

Bedroom 1

17' 10" (max) x 14' 4" (max) (5.44m x 4.37m) Double glazed window to rear. A range of fitted wardrobes. Radiator. Door into:

En-Suite Shower Room

Suite comprising double shower cubicle, wash hand basin and low level wc. Fully tiled walls. Extractor fan and shaver point. Radiator. Tiled flooring. Obscure double glazed window to side.

Bedroom 2

14' 3" (into bay) x 11' 2" (max) (4.34m x 3.40m) Double glazed window to front. Radiator. Built-in wardrobes.

Bedroom 3

14' 10" (max) x 10' 0" (max) (4.52m x 3.05m) Double glazed window to rear. Radiator.

Bedroom 4

9' 10" (max) x 9' 7" (max) (3.00m x 2.92m) Double glazed window to front. Radiator.

Bathroom

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

OUTSIDE

Front Garden

Laid to lawn with flower/shrub borders and central pathway to front door. Gated access to rear.

Rear Garden

Laid mainly to lawn with paved patio area and raised decking area with lighting. Enclosed with brick wall with gated access to front of property. Personal door to garage. Power point and cold water tap.

Double Garage

Electric remote controlled roller door with power/light connected. Security lights. Block paved driveway provides off road parking for two cars.

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



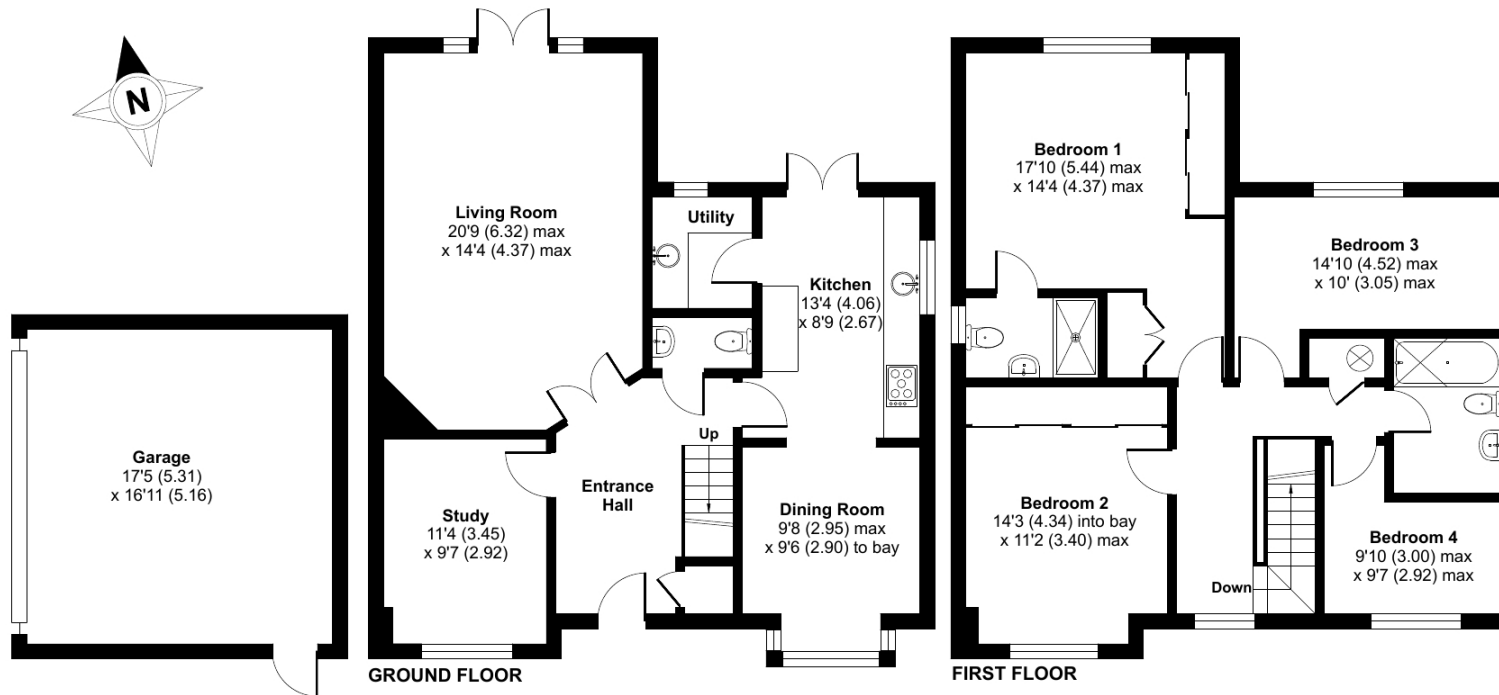
Approximate Area = 1640 sq ft / 152.3 sq m

Garage = 295 sq ft / 27.4 sq m

Total = 1935 sq ft / 179.7 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		83
(81-91)	B		
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1013004



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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