



9, Gilpin Close

Stanford,
Bedfordshire, SG18 9JN
Offers in Excess of: £400,000

country
properties

This 4 bedroom home has been sympathetically updated and extended to create a beautiful home offering uninterrupted countryside views. Located within the charming hamlet of Stanford and ideally located for highly regarding schools and commuter access to London and the north from Arlesey, Sandy or Biggleswade.

- Offering over 1,400 sq ft of flexible accommodation
- Spacious kitchen/dining/family room with patio doors opening onto the rear garden
- Impressive ground floor main bedroom with en suite shower room
- Three first floor bedrooms and family bathroom
- Garden room/home office with separate shower room
- Southerly aspect rear garden
- An abundance of countryside walks on your doorstep - perfect for walking the dog!

GROUND FLOOR

Entrance Hall

Stairs rising to first floor accommodation. Door into living room.

Living Room

13' 6" (max) x 12' 8" (4.11m x 3.86m) Kardean flooring. Radiator. Feature corner fireplace. Radiator. Understairs storage cupboard (currently used as an office). Door into:

Kitchen/Dining/Family Room

25' 9" (max) x 12' 6" (max) (7.85m x 3.81m) A range of wall and base units with complementary worksurfaces over. Inset one & half bowl stainless steel sink with drainer and swan neck mixer tap over. Space and plumbing for dishwasher. Induction hob with glass splashback and concealed extractor over. Space for American style fridge/freezer with fresh water. Movable island providing storage. Contemporary radiator. Kardean flooring. Double glazed window and sliding doors to rear garden.

Utility Room/Cloakroom

Space for washing machine and tumble dryer with worksurface over and fitted shelving. Low level wc with concealed cistern and vanity wash hand basin. Heated towel rail. Kardean wood effect flooring. Obscure double glazed window.

Bedroom 1

16' 11" (max) x 10' 7" (max) (5.16m x 3.23m) Access to loft space. Radiator. Double glazed window and two electric roof lights to the front.



En-Suite Shower Room

Suite comprising shower cubicle with rainfall shower and shower attachment, low level wc with concealed cistern and twin countertop wash hand basins with vanity unit under. Heated towel rail. Partially tiled walls and wood effect flooring. Electric velux roof lights.

FIRST FLOOR

Landing

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

Bedroom 2

15' 7" (max) x 10' 3" (max) (4.75m x 3.12m)
Wood effect flooring. Radiator. Vanity unit with wash hand basin. Double glazed window to front, with fitted shutters.

Bedroom 3

9' 9" x 9' 5" (2.97m x 2.87m) Double glazed window to rear, with fitted shutters and views over open countryside. Radiator

Bedroom 4

10' 4" x 7' 0" (3.15m x 2.13m) Double glazed window to rear with fitted shutters and viewing over open countryside. Radiator. Wood effect flooring.

Shower Room

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

OUTSIDE

Front Garden

Block paved garden providing off road parking for several cars and access to front door. External light. Driveway with double gated access to rear garden. Additional communal parking is available in the cul de sac.

Rear Garden

Southerly aspect rear garden laid mainly to lawn with paved patio and mature shrub borders. Double gates providing access to the front. Greenhouse/shed combination. Gated access to shingled parking area.

Garden Room/Home Office

14' 4" x 8' 11" (4.37m x 2.72m) Double glazed window and French doors with fitted blinds, opening onto the rear garden. Sink unit with hob and fitted cupboards. Wood effect flooring. Radiator. Electric boiler. Door into:

Shower Room: Shower cubicle, wash hand basin and low level wc. Wood effect flooring. Heated towel rail.

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

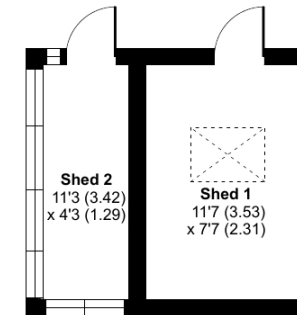
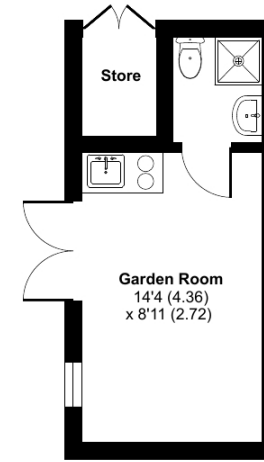
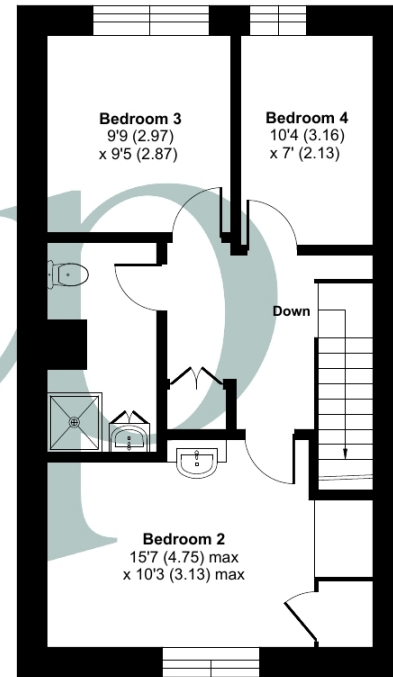
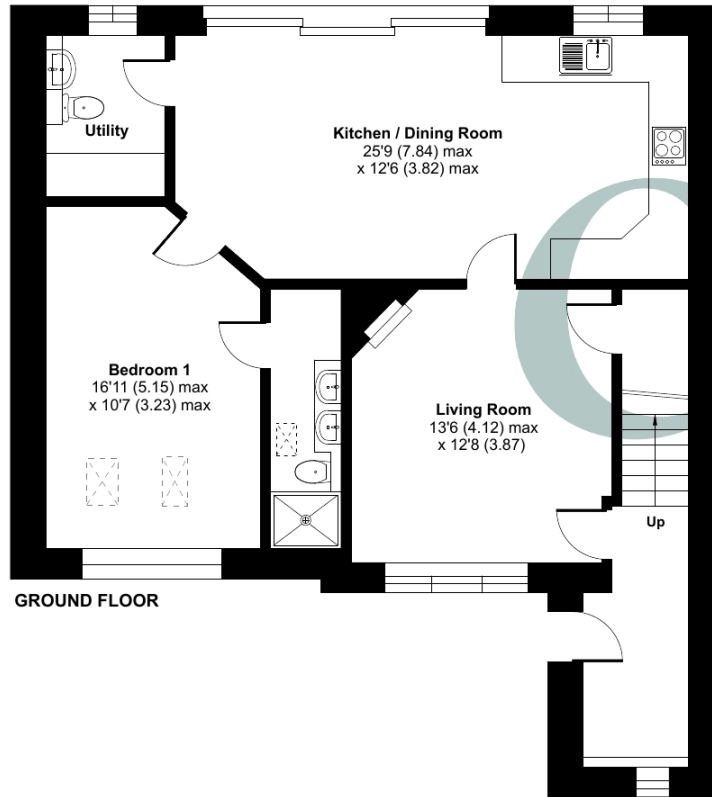




Approximate Area = 1439 sq ft / 133.6 sq m
Outbuilding = 290 sq ft / 26.9 sq m
Total = 1729 sq ft / 160.5 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	56	
(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 2024. Produced for Country Properties. REF: 1144760

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Viewing by appointment only

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