



22, Conference Close

Lower Stondon,
Bedfordshire, SG16 6GJ
£520,000

country
properties

'The Carlton' is a luxury and beautifully presented three bedroom detached home on the popular Brunswick Gate development built by Mulberry Homes. The property offers a spacious kitchen/dining/family room and a lovely sunny south facing rear garden, located just a short drive from the quintessential market town of Hitchin with so much to offer and fast rail links into London in under 25 minutes.

- Separate living room with double doors opening onto the rear garden
- Spacious family friendly layout with 30ft kitchen/dining/family room
- Three double bedrooms with fitted wardrobes and en-suite shower room to main bedroom
- Garage and off road parking for 2 cars with further visitor parking available
- Country park close to the property - perfect for exercising or walking the dog
- 10 year builders NHBC guarantee from 2020
- South facing rear garden with sunlight throughout the day into the evening

GROUND FLOOR

Entrance Hall

Stairs rising to first floor accommodation. Radiator. Porcelanosa tiled flooring. Doors into living room, cloakroom and kitchen/dining/family room.

Cloakroom

Suite comprising low level wc and wash hand basin. Extractor. Radiator. Porcelanosa tiled walls and flooring.

Living Room

18' 11" x 10' 3" (5.77m x 3.12m) Dual aspect room with double glazed window to front and french doors opening onto the rear garden. Two radiators.

Dining/Family Room

19' 4" x 9' 5" (5.89m x 2.87m) Double glazed window to front. Two radiators. Storage cupboard. Porcelanosa tiled flooring. Opening to:

Kitchen

11' 5" x 10' 8" (3.48m x 3.25m) Contemporary shaker style 'Symphony' kitchen comprising a range of wall and base units and breakfast bar with seating for two with wood effect worksurfaces and upstands. Inset one & half bowl sink with drainer and swan neck mixer tap over. Fitted oven & gas hob with glass splashback and extractor hood over. Integrated Bosch dishwasher and fridge/freezer. Wall cupboard housing gas boiler. Door to utility room. Double glazed window and french doors opening onto the rear garden.

Utility Room

Cupboards with wood effect worksurface and inset sink and drainer unit. Space for washing machine. Porcelanosa tiled flooring. Double glazed door to rear garden.



FIRST FLOOR

Landing

Access to loft space, with light. Storage cupboard. Doors into all bedrooms and bathroom.

Bedroom 1

14' 6" x 10' 8" (4.42m x 3.25m) Double glazed window to rear. A range of built-in wardrobes with over bed storage and bedside cabinets. Radiator. Door into:

En-Suite Shower Room

Three piece suite comprising 'Roca' double shower enclosure, low level wc and wash hand basin. Amtico flooring. Porcelanosa tiled walls. Extractor. Obscure double glazed window to front.

Bedroom 2

9' 11" x 9' 6" (3.02m x 2.90m) Double glazed window to front. Radiator.

Bedroom 3

9' 10" x 8' 10" (3.00m x 2.69m) Double glazed window to rear. Radiator.

Bathroom

Suite comprising 'Roca' panel enclosed bath with shower over and folding glass side screen, wash hand basin and low level wc. Amtico flooring. Porcelanosa tiled walls. Extractor. Radiator. Obscure double glazed window to front.

OUTSIDE

FRONT GARDEN

Occupying a prime position as a corner plot. Laid to lawn with shrub borders and central pathway to front door. External light.

Rear Garden

Southerly aspect rear garden laid mainly to lawn with paved patio area and shrub borders. Electric socket and external light. Enclosed with brick wall and wood panelled fencing with gated access to the driveway.

Garage

Up & over door with power/light connected. Driveway providing off road parking for two cars and gated access to rear garden.

AGENTS NOTE:

Resident only Electric Car Charging Points

Automated Smart Parcel Delivery Boxes both located on the entrance to the estate.

We understand there is a service charge associated with this property payable to 'Lower Stondon Residents Management Company Ltd' of approximately £150 per annum.

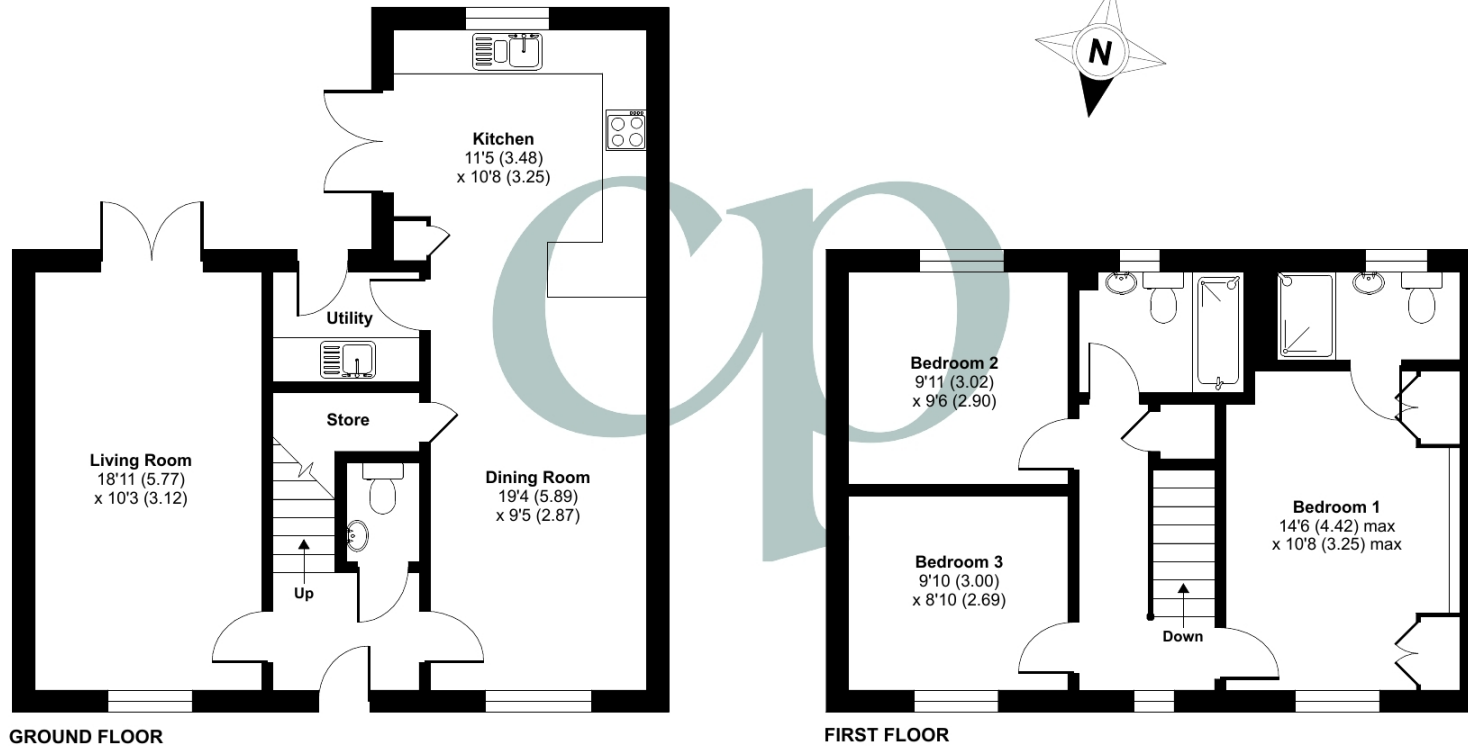
We advise any buyer to confirm the above information with their legal representative prior to exchange of contracts.

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



Approximate Area = 1183 sq ft / 109.9 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	84	
(69-80)	C		
(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 2024. Produced for Country Properties. REF: 1101189

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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