



# 35, Tiger Moth Way

Lower Stondon,  
Bedfordshire, SG16 6GN  
£425,000

country  
properties



The 'Kiplin' is a superb three bedroom semi-detached family home located on the popular 'Poppy Fields' development in the village of Lower Stondon. Built by Bloor Homes the property is highly presented throughout and boasts a beautifully landscaped garden.

- 10 year NHBC builders warranty from 2021
- Kitchen with a range of integrated appliances and granite work surfaces
- Main bedroom with en-suite and built in wardrobe
- Four piece family bathroom suite
- Lower Stondon offers a range of local amenities and nearby countryside walks
- Short commute to the historic market town of Hitchin with mainline station and a variety of shops, pubs and restaurants

## Ground Floor

### Entrance Hall

Stairs raising to first floor. Radiator. Amtico flooring. Door leading to:

### Living Room

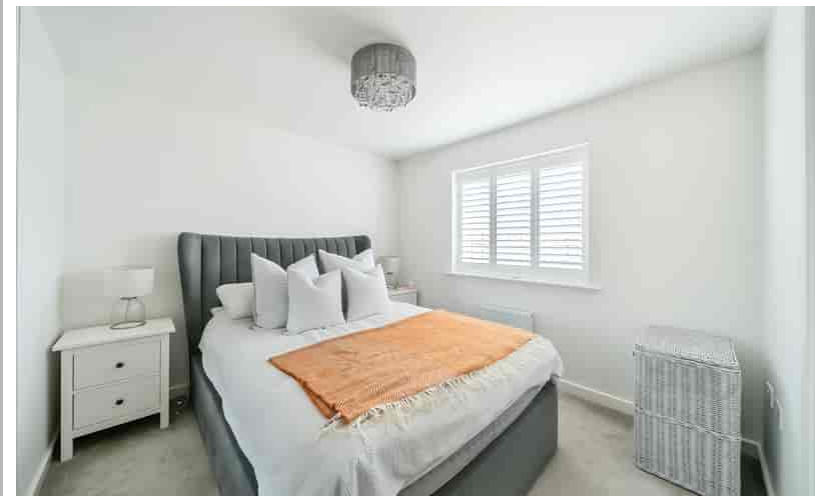
12' 4" x 17' 3" (3.76m x 5.26m) Double glazed multi pane windows to front with fitted shutters. Radiator. Under stair storage cupboard.

### Kitchen

12' 1" x 12' 4" (3.68m x 3.76m) A range of wall and base units with granite work surfaces and up-stands. Inset stainless steel sink and drain unit with swan neck mixer tap over. Built in electric oven with gas hob with glass splash back and stainless steel extractor fan. Integrated fridge freezer. Integrated dishwasher. Amtico flooring. Radiator. Double glazed bi-fold doors with fitted shutters leading to garden. Opening to:

### Utility Area

3' 4" x 6' 3" (1.02m x 1.91m) Base & wall units with space & plumbing for washing machine. Wall mounted gas boiler enclosed in cupboard. Amtico flooring. Door to:



## Cloakroom

Low level W/C. Wash hand basin with tile splash back. Radiator. Amtico flooring.

## First Floor

### Landing

Doors into all rooms. Loft access.

### Bedroom 1

9' 10" x 11' 11" (3.00m x 3.63m) Double glazed multi pane window with fitted shutters to front. Radiator. Built in wardrobes with mirrored sliding doors. Door to into:

### En-suite

Double shower cubicle. Low level W/C. Wash hand basin. Tiled splash back. Heated towel rail. Extractor fan. Window to front.

### Bedroom 2

8' 6" x 11' 4" (2.59m x 3.45m) Double glazed window to rear. Radiator.

### Bedroom 3

6' 11" x 10' 1" (2.11m x 3.07m) Double glazed window to rear. Radiator.

## Bathroom

4 piece suite comprising panel enclosed bath with shower attachment. Vanity wash hand basin with tiled splash back. Double shower cubicle. Low level W/C. Ceramic tiled floor. Heated towel rail. Shaver point. Extractor fan. Double glazed window to side.

## Outside

### Rear Garden

Large paved patio area with further raised patio enclosed by sleepers. Laid to lawn. Timber shed to remain. Power points. Water taps. Gated access to:

### Driveway

Paved driveway providing off-road parking for 3 cars.

### Front Garden

Laid to lawn with laurel hedge screen to front and side. Paved pathway to front door.

### AGENT NOTE:

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



Approximate Area = 943 sq ft / 87.6 sq m

For identification only - Not to scale



Utility Room  
6'3 (1.91)  
x 3'4 (1.01)

Kitchen /  
Breakfast Room  
12'4 (3.75)  
x 12'1 (3.68)

Living Room  
17'3 (5.25) max  
x 12'4 (3.75) max

GROUND FLOOR

Bedroom 3  
10'1 (3.08) max  
x 6'11 (2.10) max

Bedroom 2  
11'4 (3.45) max  
x 8'6 (2.59) max

Down

Bedroom 1  
11'11 (3.63) max  
x 9'10 (3.00) max

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1190031

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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