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:
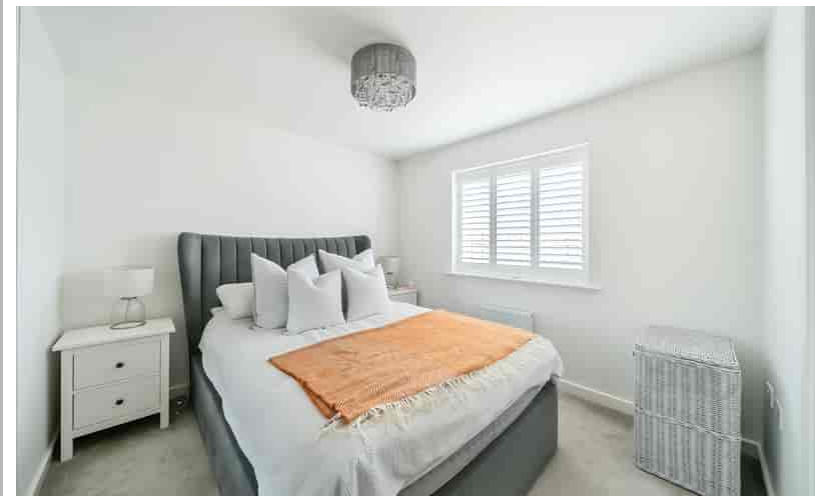
Living Room

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 steal 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

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

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

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

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

Up

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

GROUND FLOOR

FIRST FLOOR

Viewing by appointment only

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