



9, Woodpecker Mead

Lower Stondon,
Bedfordshire, SG16 6FU

Offers in Excess of: £650,000

COUNTRY PROPERTIES
PART OF HUNTERS

This 5 bedroom detached home is offered in superb condition throughout and boasts a family friendly layout with versatile and spacious rooms.

- Large kitchen/dining/family room with bi-fold doors onto southerly aspect rear garden
- Ground floor study - ideal for working from home
- Master bedroom and 2nd bedroom with en-suite shower rooms
- Tandem garage and driveway providing parking for 2 cars
- Solar panels with battery supply installed in 2023
- Just a short communitie into nearby market town of Hitchin and rail links into the city

GROUND FLOOR

Entrance Hall

Stairs rising to first floor accommodation with under-stairs storage cupboard. Ceramic tiled flooring. Radiator. Doors into study, living room and cloakroom.

Cloakroom

Suite comprising low level flush wc with concealed cistern and pedestal wash hand basin. Ceramic tiled flooring. Radiator. Obscure double glazed window to side.

Living Room

16' 1" (into bay) x 15' 0" (max) (4.90m x 4.57m) Double glazed walk in bay window to front. Radiator. Wood effect flooring. Feature electric fire.

Study

9' 10" x 8' 0" (3.00m x 2.44m) Double glazed window to front. Radiator. Wood effect flooring.

Kitchen/Dining/Family Room

30' 10" x 12' 1" (9.40m x 3.68m) A range of wall and base units with quartz worksurfaces and upstands. Inset stainless steel sink with drainer and swan neck mixer tap over. Fitted eye level electric oven and grill. Inset 5-ring gas hob with glass splashback and stainless steel extractor hood over. Integrated dishwasher. Space for American style fridge/freezer. Ceramic tiled flooring. Two radiators. Two double glazed windows to rear. Bi-folding doors opening onto the rear garden. Door into:

Utility Room

A range of wall and base units with quartz worksurfaces and upstands. Stainless steel sink unit. Integrated washing machine. Wall mounted gas boiler enclosed in cupboard. Ceramic tiled flooring. Radiator. Airing cupboard housing Megaflor hot water cylinder. Door to side providing access to both the front and rear.



FIRST FLOOR

Landing

Access to loft space. Doors into all rooms.

Master Bedroom

20' 1" (max) x 12' 10" (max) (6.12m x 3.91m) Two double glazed windows to front. Two radiators. Built-in wardrobes with mirrored sliding doors. Wood effect flooring. Door into:

En-Suite Shower Room

Suite comprising double shower cubicle, wash hand basin and low level wc with concealed cistern. Partially tiled walls and ceramic tiled floor. Chrome heated towel rail. Shaver point. Extractor. Obscure double glazed window to side.

Bedroom 2

12' 2" x 10' 3" (3.71m x 3.12m) Double glazed window to rear. Radiator. Wood effect flooring. Door into:

En-Suite

Suite comprising double shower cubicle, low level wc with concealed cistern and wash hand basin. Partially tiled walls and ceramic tiled flooring. Chrome heated towel rail. Extractor.

Bedroom 3

11' 10" (max) x 10' 7" (max) (3.61m x 3.23m) Double glazed window to front. Radiator. Wood effect flooring.

Bedroom 4

10' 1" x 9' 0" (3.07m x 2.74m) Double glazed window to rear. Radiator.

Bedroom 5

10' 0" x 9' 0" (3.05m x 2.74m) Double glazed window to rear. Radiator.

Family Bathroom

Suite comprising panel enclosed bath with mains shower and glass side screen, low level wc with concealed cistern and wash hand basin. Partially tiled walls and ceramic tiled flooring. Chrome heated towel rail. Obscure double glazed window to side.

OUTSIDE

Front Garden

Enclosed garden with shrub borders and paved pathway to front door. Driveway to side providing off road parking for 2 cars with electric car charging point.

Rear Garden

Southerly aspect rear garden laid mainly to lawn with large paved patio area with well stocked flower/shrub borders and further paved patio area to the rear. Space & plumbing for hot tub. Power points. Cold water tap. Gated access to front.

Tandem Garage

Power and light connected. Two wall mounted solar battery power units - Installed by Growatt in 2023.

AGENT NOTE:

We understand there is a service charge associated with this property of £200 per annum. We advise any buyer to confirm this information with their legal representative prior to exchange of contracts. PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES

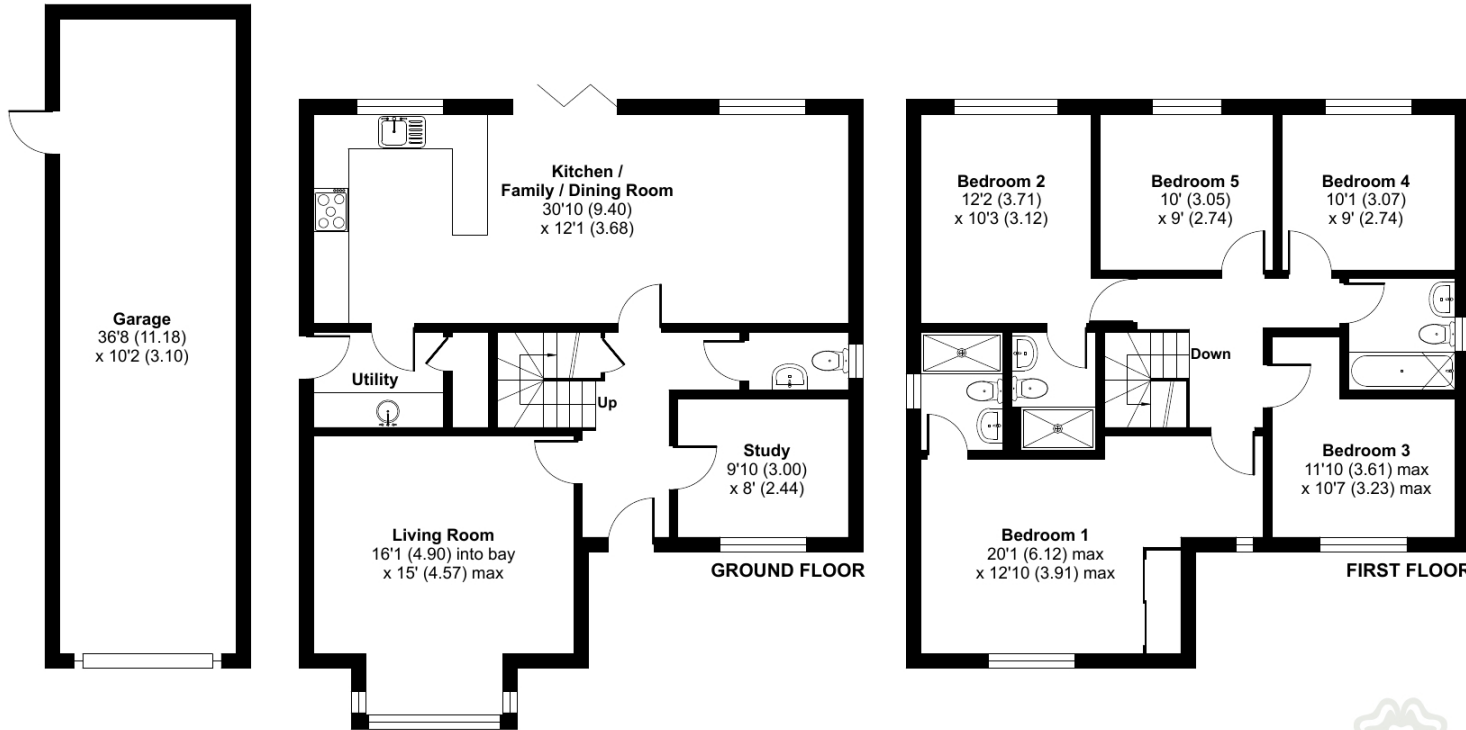




Approximate Area = 1736 sq ft / 161.2 sq m
 Garage = 373 sq ft / 34.6 sq m
 Total = 2109 sq ft / 195.8 sq m

For identification only - Not to scale

| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|---|---------|-------------------------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 93 |
| (81-91) | B | 85 | |
| (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 2023. Produced for Country Properties. REF: 1042533



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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