



# 28, Bluebell Drive

Lower Stondon,  
Bedfordshire, SG16 6NN

Offers in Excess of: £350,000

COUNTRY PROPERTIES  
PART OF HUNTERS

This stylish and beautifully presented three bedroom home with ample off road parking is a real credit to the current owners! Situated in a popular cul de sac location with just a short commute to the bustling town of Hitchin for rail links into London.

- Beautifully presented - just move in!
- Stylish & contemporary kitchen/diner
- Spacious 13ft UPVc double glazed conservatory
- Ground floor cloakroom
- Master bedroom with built in wardrobes and en suite shower room
- Re-fitted bathroom & shower room
- Allocated off road parking for two cars

## GROUND FLOOR

### Entrance Hall

Stairs rising to first floor accommodation with wood panelling to dado height. Under stairs storage cupboard. Radiator. Wood effect flooring. Doors into all rooms.

### Cloakroom

Suite comprising low level flush wc and vanity wash hand basin. Radiator. Extractor. Obscure double glazed window to front.

### Kitchen/Diner

14' 6" x 9' 4" (4.42m x 2.84m) A range of wall and base units with wood effect work-surfaces and high gloss brick tiled splash-backs. Inset stainless steel sink with drainer and swan neck mixer tap over. Integrated washing machine and dishwasher. Fitted eye level electric oven and microwave. Inset electric hob with concealed extractor over. Space for American style fridge/freezer. Radiator. Tiled effect flooring. Double glazed window to front. Island unit - available by separate negotiation.

### Living Room

16' 2" x 10' 11" (4.93m x 3.33m) Feature wood panelling to one wall. Fixed cabinetry. Radiator. Wood effect flooring. Double glazed window to rear and French doors opening into the conservatory.

### Conservatory

13' 1" x 9' 2" (3.99m x 2.79m) UPVc double glazed construction on brick base with glass roof and French doors opening onto the rear garden. Wall lights.



## FIRST FLOOR

### Landing

Airing cupboard housing wall mounted gas boiler. Doors to all rooms.

### Bedroom 1

11' 9" (max) x 11' 0" (max) (3.58m x 3.35m)  
Feature wood panelling. Built in wardrobe.  
Radiator. Double glazed window to front.  
Door into:

### En-Suite Shower Room

Re-fitted three piece suite comprising low level flush wc, vanity wash hand basin and shower cubicle with rainfall shower and separate shower attachment. Partially tiled walls. Extractor. Shaver point. Heated towel rail. Obscure double glazed window to front.

### Bedroom 2

10' 4" (max) x 8' 10" (max) (3.15m x 2.69m)  
Double glazed window to rear. Radiator.  
Built in wardrobe.

### Bedroom 3

8' 2" x 7' 1" (2.49m x 2.16m) Double glazed window to rear. Radiator. Access to fully boarded loft space with light.

### Bathroom

Re-fitted three piece suite comprising wood panelled bath with shower attachment and rainfall shower, low level flush wc and vanity wash hand basin. Partially tiled walls and feature wood panelling. Shaver point. Extractor fan. Heated towel rail.

## OUTSIDE

### Front Garden

Laid to shingle with paved pathway to front door. External light.

### Rear Garden

Laid mainly to lawn with paved patio area and mature borders. Gated access to rear.

### Parking

Allocated side by side parking for two cars.

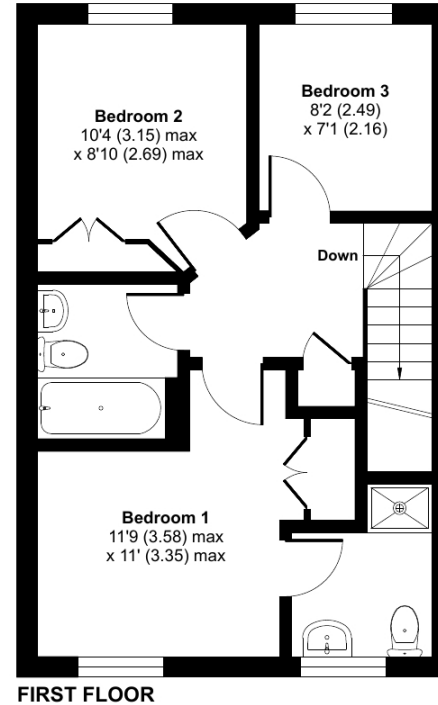
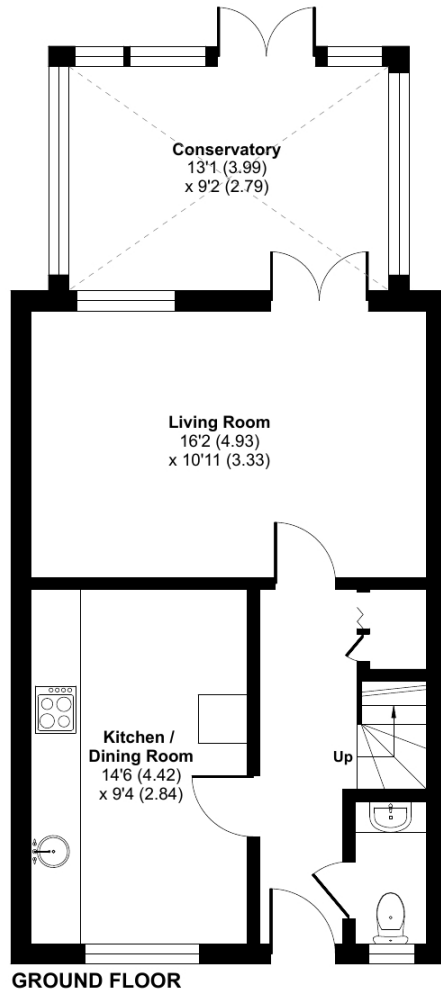
PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES





Approximate Area = 995 sq ft / 92.4 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		87
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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: 1041731



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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