



Tiger Moth Way

Lower Stondon,
Bedfordshire, SG16 6GN
£625,000

country
properties

The 'Shirley' is a superb four bedroom detached family home with a larger than average rear garden located on the popular 'Poppy Fields' development in the village of Lower Stondon. Built by Bloor Homes the property is beautifully presented with a 20ft garden room/home office.

- Stylish & contemporary 20ft kitchen/diner with integrated appliances and french doors opening onto rear garden
- Main bedroom with built in wardrobes and ensuite
- Semi rural location with countryside walks on your doorstep
- Village amenities include public house, doctors surgery & chemist, vets, takeaways, a supermarket and petrol station
- Ground floor study - ideal for working from home
- 10 year NHBC Buildmark warranty from 2020
- Just 4 miles north of Hitchin with easy access to rail links into London & Cambridge



GROUND FLOOR

Entrance Hall

Stairs rising to first floor with understairs storage cupboard. Radiator. Amtico flooring. Doors into living room, kitchen/dining/family room and study.

Cloakroom

Suite comprising low level wc and wash hand basin. Amtico flooring. Radiator.

Study

Double glazed window to front. Amtico flooring. Radiator.

Living Room

Feature fireplace with inset Ethanol log burner (available by separate negotiation), wood mantle and alcove brick slips. Fitted storage cupboards and shelving to either side of chimney breast. Radiator. Double glazed box bay window to front.

Kitchen/Dining/Family Room

A range of wall and base units with granite worksurfaces, upstands and high gloss brick effect tiled splashbacks. Inset one & half bowl sink with granite drainer and swan neck mixer tap over. Fitted eye level double oven and grill. Inset four ring gas hob with granite splashback and stainless steel extractor hood over. Space for American style fridge/freezer. Integrated dishwasher. Amtico flooring. Radiator. Dining/family area with vaulted ceiling and two Velux windows. Two double glazed windows and french doors with sidelights, opening onto the rear garden. Door into:

Utility Room

Worksurface with space and plumbing for washing machine and tumble dryer. Wall mounted gas boiler enclosed in cupboard. Amtico flooring.



FIRST FLOOR

Landing

Access to partially boarded loft space with ladder & light. Storage cupboard. Doors into all bedrooms and family bathroom.

Bedroom 1

Feature panelling to one wall. Fitted wardrobes Radiator. Double glazed window to front. Door into:

En-Suite Shower Room

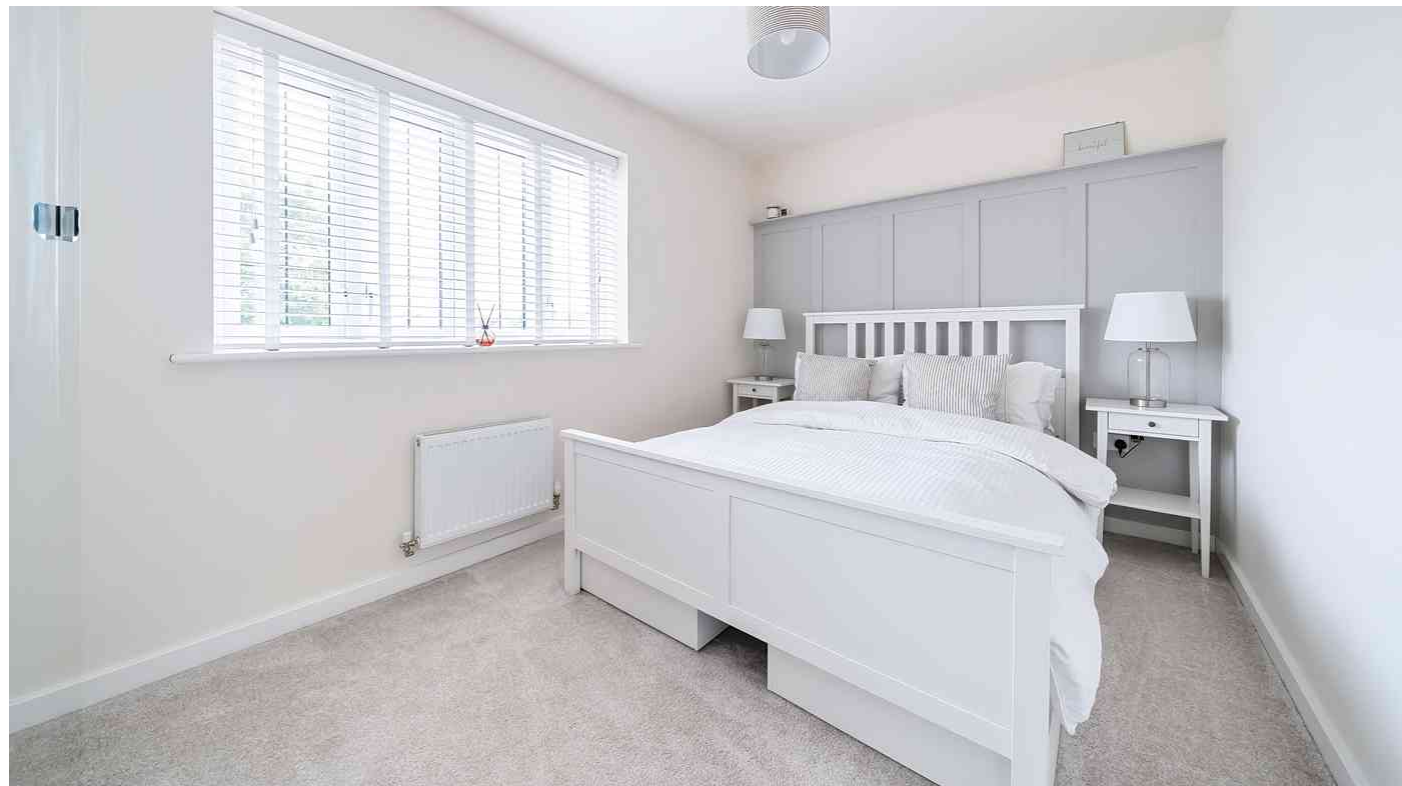
Three piece suite comprising double shower enclosure, wash hand basin and low level wc. Marble effect wall and floor tiling. Mirrored wall cabinet. Obscure double glazed window to rear.

Bedroom 2

Feature wood panelling to one wall. Radiator. Double glazed window to front.

Bedroom 3

Double glazed window to rear. Radiator.



Bedroom 4

Currently used as a dressing room.
Double glazed window to rear.
Radiator.

Family Bathroom

Four piece suite comprising double shower enclosure, panel enclosed bath with shower attachment, low level wc and wash hand basin. Extractor fan. Heated towel rail. Partially tiled walls and tiled flooring. Obscure double glazed window to side.

OUTSIDE

Front Garden

Laid to lawn and enclosed with mature hedging. Central paved pathway to front door. Driveway to side providing parking and access to garage. Gated access to rear garden.

Rear Garden

South westerly aspect rear garden laid mainly to lawn with paved patio area. Gated access to front. Doors to garden room/home office.

Garden Room/Home Office

UPVc doors opening onto the rear garden. Wood effect flooring. Wi-fi direct to the office.

AGENT NOTE:

The vendor informs us there is a service charge associated with this property of £185 per annum.

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

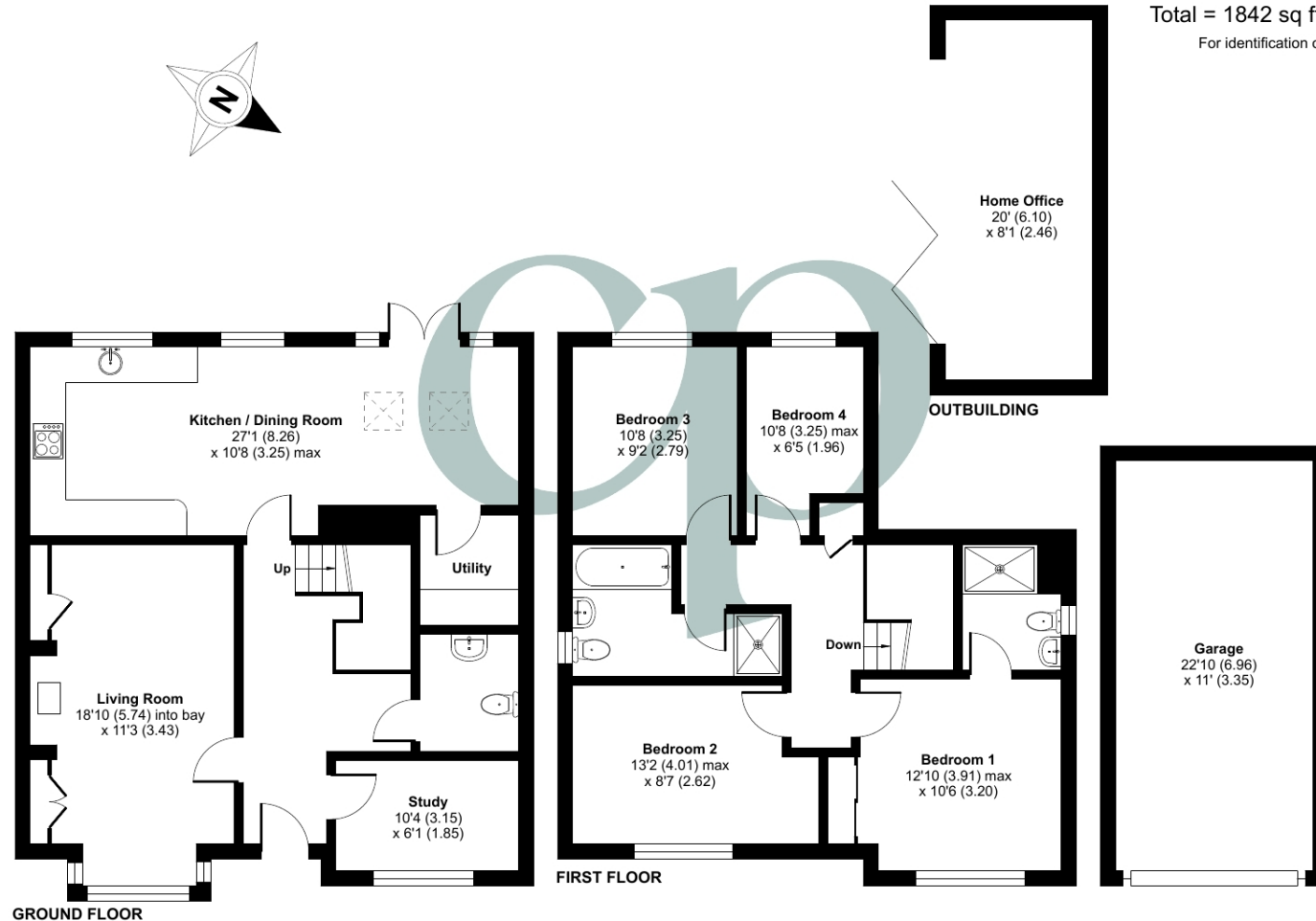
PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES





Approximate Area = 1428 sq ft / 132.6 sq m
Garage = 251 sq ft / 23.3 sq m
Outbuilding = 163 sq ft / 15.1 sq m
Total = 1842 sq ft / 171 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Country Properties. REF: 1164385

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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