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For Sale

# 7, Shannon Close

Lower Stondon,  
Bedfordshire, SG16 6EF  
Offers in Excess of: £500,000

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Make your mark on this 4 bedroom CHAIN Free detached family home occupying a quiet cul de sac location in the popular village of Lower Stondon. The property offers well balanced living space. With a private south westerly facing rear garden and it is just a short drive to nearby Hitchin for its amenities and rail links into the city.

- Offered with no upper chain - move straight in !
- Two reception rooms - living room and separate dining room
- Kitchen with separate breakfast room and useful utility room
- Main bedroom with built in wardrobes and en-suite
- Garage & off Road Parking with potential to create further parking
- Short stroll to highly regarded schooling, village amenities and countryside walks

## GROUND FLOOR

### Entrance Hall

Amtico flooring? / Wood effect flooring. Understairs storage cupboard. Stairs rising to first floor. Dado rails. Doors to cloakroom, kitchen and living room.

### Cloakroom

Low level WC. Wash hand basin. Radiator. Double glazed window to front.

### Living Room

19' 9" into bay x 11' 3" max (6.02m into bay x 3.43m max) Multi pane double glazed window to front. Feature fire place. Double door to dining room. Radiator.

### Dining Room

12' 0" x 9' 2" (3.66m x 2.79m) Double glazed door to rear garden with double glazed windows to both sides.

### Kitchen

12' 0" x 8' 3" (3.66m x 2.51m) A range of wall and base units with roll edge worksurfaces over. One and a half bowl inset sink and drainer with mixer tap over. Integrated oven and four burner gas hob with extractor fan over. Tiled splashbacks. Space for dishwasher. Wood effect / Amtico flooring. Radiator. Double glazed window to rear.

### Breakfast Room

8' 2" x 7' 10" (2.49m x 2.39m) Double glazed door to rear garden with double glazed windows to both sides. Radiator. Wood effect / Amtico flooring. Wall paneling with dado rail.



## Utility Room

7' 10" x 6' 0" (2.39m x 1.83m) no photo... assume: Plumbing and space for washing machine/tumble dryer.

## FIRST FLOOR

### Landing

Doors into all bedrooms and bathroom. Airing cupboard housing ...? window to side aspect.

### Bedroom 1

12' 0" max x 10' 4" (3.66m x 3.15m) Double glazed window to front. Built in wardrobes, drawers unit and fitted shelving. Radiator.

### En-Suite

Newly re-fitted En Suite comprising low level WC, wall mounted vanity wash hand basin and walk in double shower with rainfall shower head over and additional shower attachment. Part tiled walls. ? Flooring. Heated towel rail (no photo from the other side but assume that is there). Spot lights. Double glazed window to side.

### Bedroom 2

10' 8" max x 10' 1" min (3.25m max x 3.07m min) Double glazed window to rear. Radiator.

### Bedroom 3

7' 6" x 7' 5" (2.29m x 2.26m) Double glazed window to rear. Radiator.

### Bedroom 4

7' 10" x 7' 2" (2.39m x 2.18m) Double glazed window to front. Radiator.

### Family Bathroom

Three piece white suite comprising low level WC, wall mounted vanity wash hand basin and bath tub with mixer tap, shower over and side glass shower screen. Large wall mounted bathroom mirror. Spot lights. Part tiled walls. ? flooring. Extractor fan. Heated towel rail.

## OUTSIDE

### Front Garden

Laid to lawn, with mature shrub borders. Tarmacked driveway with a space for ... cars. Side access to rear garden.

### Rear Garden

South west facing rear garden enclosed by fencing. Mainly laid to lawn, with mature tree and shrubs. Paved patio area. Outside water tap. Side access to front.

### Garage

Single garage with up and over door.



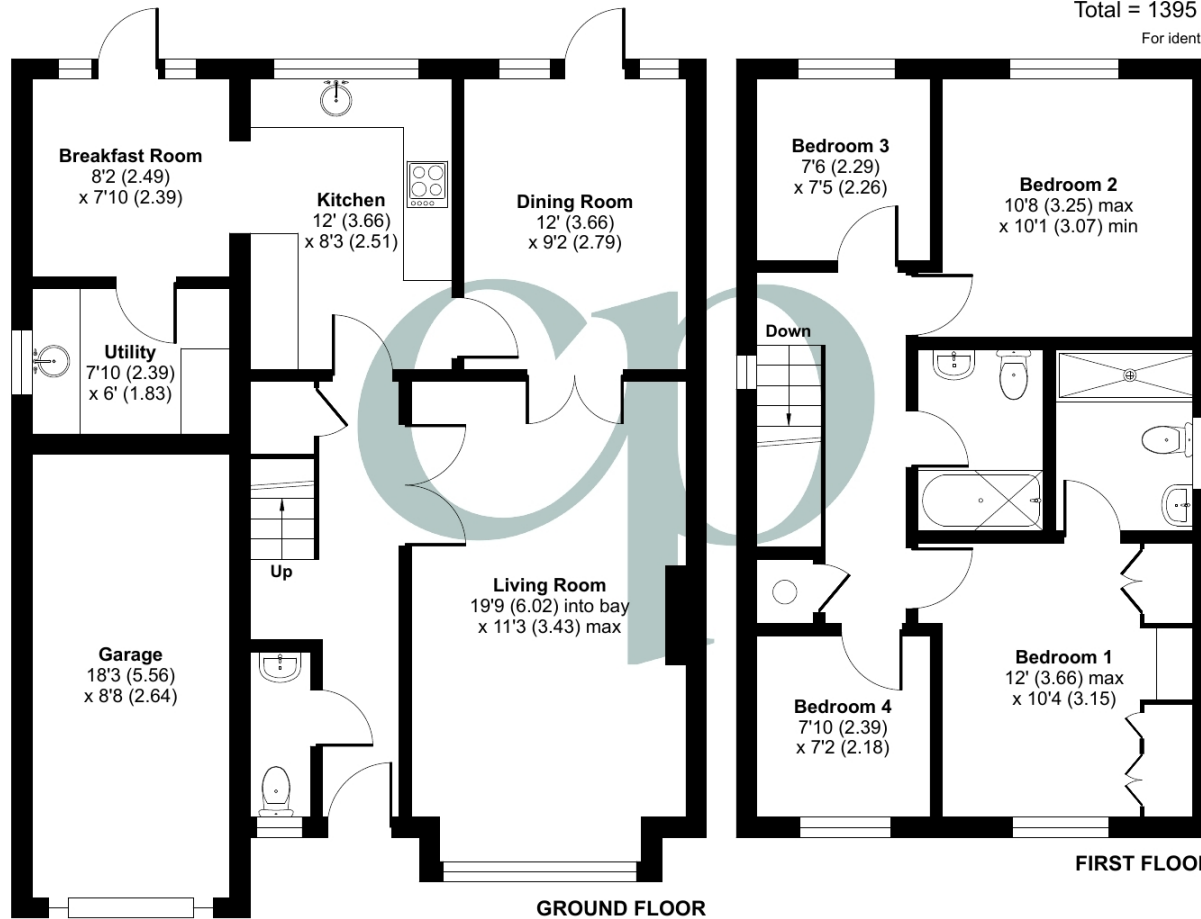


Approximate Area = 1245 sq ft / 115.7 sq m

Garage = 150 sq ft / 13.9 sq m

Total = 1395 sq ft / 129.6 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	64	
(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 2024. Produced for Country Properties. REF: 1167749

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## Viewing by appointment only

Country Properties | 46-48, High Street | SG17 5DG

T: 01462 811822 | E: shefford@country-properties.co.uk

www.country-properties.co.uk

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