



PLOT 3 THE SIDINGS
LOWER STONDON



Plot 3 The Sidings

Lower Stondon

Bedfordshire SG16 6FJ

Guide Price £750,000

The Sidings is an exciting development of just three individual homes, approached from a private driveway and well placed for many amenities.

Plot 3 is an attractive, double fronted executive home with approximately 197sqm (2119 square feet) of living accommodation over three floors. It stands on a good sized south easterly facing plot with ample parking and gated access to a large detached garage.

The accommodation features a central entrance hall with a spacious Sitting Room with a walk in bay window. A separate family/play room with a bay window plus a cloakroom and utility. A particular feature of the property is the large social kitchen that is filled with natural light from the bi folding doors and is ideal for those who like to entertain. It features Bosch appliances, quartz worktops, plus a large central island.

On the first floor is a large family bathroom plus three good sized double bedrooms including a Guest Bedroom with full en-suite. The second floor also features two further double sized bedrooms and a large bathroom.

Viewing is highly recommended.

Viewing

By appointment with Norgans Estate Agents.







THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

Entrance Porch with composite part glazed entrance door opening to:-

Entrance Hall

Underfloor heating. Stairs to first floor. Doors to Sitting Room, Family Room, Kitchen and Cloakroom.

Cloakroom

Coats hanging area. Door to Cloakroom which is fitted with a white suite comprising concealed cistern push button low level W.C and washbasin set into a vanity unit with chrome mixer tap and storage cupboard beneath. Extractor. Part tiled walls.

Family Room

12'9" x 10'0" (3.89m x 3.05m)

Measurements taken into a walk-in uPVC double glazed bay window with views over the front garden. Underfloor heating. TV point. Telephone point. USB charger.

Sitting Room

20'6" x 10'8" (6.25m x 3.25m)

Measurements taken into a walk-in uPVC double glazed bay window with views over the front garden. Underfloor heating. TV point. Telephone point. USB charger.

Kitchen

17'6" x 15'0" (5.33m x 4.57m)

Fitted with a range of floorstanding and wall mounted light grey shaker style units with soft close doors and drawers.

Blanco 1.5 bowl sink unit with mixer tap and drainer. Quartz worksurfaces and matching upstand. Integrated Bosch microwave combi oven (not tested). Integrated Bosch fan assisted oven (not tested). Integrated Bosch dishwasher (not tested). Integrated Bosch fridge freezer (not tested). Integrated induction hob (not tested) with extractor over (not tested). Central island with quartz worksurfaces and storage cupboards and drawers. Underfloor heating. Recessed spotlights. Deep understairs storage cupboard. uPVC double glazed bi-fold doors to the rear patio and garden. Door to Utility Room.

Utility Room

9'9" x 6'0" (2.97m x 1.83m)

Fitted with a range of floorstanding and wall mounted storage units with soft close doors and drawers. Granite effect worksurfaces with matching upstands. Blanco stainless steel sink unit with chrome mixer tap and drainer. Space and plumbing for washing machine. Space for tumble dryer. Tall upright storage cupboard. Cupboard housing Ideal gas fired boiler. Recessed spotlights. Double glazed door to rear garden.

ON THE FIRST FLOOR

Landing

Double glazed window to front. Stairs to Second Floor. Built-in storage cupboard with radiator. Built-in airing cupboard with pressurised hot water tank (not tested). Doors to all Bedrooms and Bathroom.

Bedroom One

17'7" x 13'1" (5.36m x 3.99m)

Radiator. Two double glazed windows to rear. TV point. Telephone point. USB charger. Door to:-

En-Suite Shower Room

9'0" x 5'0" (2.74m x 1.52m)

Fitted with a suite comprising concealed cistern low level push button W.C, washbasin with chrome mixer tap set into vanity unit with drawers beneath and large walk-in shower cubicle with fixed and flexible showerheads. Heated chrome towel radiator. Recessed spotlighting. Extractor. Part tiled walls. Part vaulted ceiling. Luxury vinyl flooring. Frosted double glazed window to side.

Bedroom Two

15'4" x 9'6" (4.67m x 2.90m)

Radiator. TV point. Telephone point. USB charger. Double glazed window to front.

Bedroom Three

13'0" x 11'0" (3.96m x 3.35m)

Radiator. TV point. Telephone point. USB charger. Double glazed window to front.

Family Bathroom

9'6" x 6'2" (2.90m x 1.88m)

Fitted with a suite comprising concealed cistern low level push button W.C, washbasin with chrome mixer tap set into vanity unit with drawers beneath and panelled bath. Heated chrome towel radiator. Recessed spotlighting. Extractor. Part tiled walls. Luxury vinyl flooring. Double glazed frosted window to rear.



ON THE SECOND FLOOR

Landing

Radiator. Double glazed velux window to front. Doors to both Bedrooms and Shower Room.

Bedroom Four

13'2" x 12'3" (4.01m x 3.73m)

Radiator. TV point, Telephone point. USB charger. Dual aspect with double glazed windows to front and rear.

Bedroom Five/Study

13'2" x 10'2" (4.01m x 3.10m)

Plus recess. Radiator. TV point. Telephone point, USB charger. Double glazed velux window to front.

Shower Room

10'6" x 7'8" (3.20m x 2.34m)

Fitted with a suite comprising concealed cistern low level push button W.C, washbasin with chrome mixer tap set into vanity unit with drawers beneath and large walk-in shower cubicle. Heated chrome towel radiator. Recessed spotlighting. Extractor. Part tiled walls. Luxury vinyl flooring. Double glazed velux window to side.

OUTSIDE

Garage

23'3" x 11'11" (7.09m x 3.63m)

Up and over entrance door. Power and light connected. Eaves storage. Double glazed door to side.

At the Front

Large open plan front garden with flower and shrub border.

Laid mainly to lawn with gate and pedestrian path to rear garden. Double width block paved visitor parking area plus two, 5 bar wooden side gates providing access to a substantial long driveway providing ample parking and access to the detached garage. Outside lighting.

Rear Garden

The large south easterly facing rear garden is a particular feature of the property and is laid mainly to lawn with a large natural stone paved patio across the rear of the property. The garden is enclosed by panelled fencing and features a raised brick built flower planter along the side boundary. Outside lighting.

AGENTS NOTES:

Our clients will provide purchasers with a choice of carpets and floor coverings.

FLOOR PLANS

Please note that the floor plans are not to scale and are intended for illustrative purposes only. Any dimensions given are approximate. Therefore the accuracy of the floor plans cannot be guaranteed.

COUNCIL TAX BAND

We are advised that the Council Tax Band for this property is Band This information was obtained from the Valuation Office Agency - Council Tax Valuation List displayed on the Internet.

INTERNAL FLOOR AREA

Plot 3 - 197m² excluding garage.

EPC RATING

TBA

SERVICES

All mains services are understood to be installed and connected. Please note that Norgans have not tested any services or appliances connected or installed at this property.

VIEWINGS

Whilst COVID-19 restrictions have been removed and there is no longer a requirement to wear a mask, or self isolate if you test positive for COVID-19, we would ask that if you feel unwell, please stay at home and reschedule the appointment.

GDPR

Please be aware as part of our COVID19 safe procedures, prior to booking any viewing Norgans may request more comprehensive personal information from you in respect of your ability to purchase, your general health and that of your family/close contacts. This information will be retained only for as long as it is required to protect the safety of our vendors and staff from COVID19 infection.

Any information you provide Norgans will be protected by the General Data Protection Regulation ("GDPR") legislation. By agreeing to a viewing, you are confirming that you are happy for Norgans to retain this information on our files. Your personal, financial and health information will never be shared with any third parties except where stated in our Privacy Policy.

You can ask for your information to be removed at any time.

Our Privacy Policy & Notice can be viewed on our website www.norgans.co.uk.



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