



PLOT 2, THE SIDINGS  
LOWER STONDON





**Plot 2, The Sidings**  
Lower Stondon  
Bedfordshire SG16 6FJ

**Guide Price £635,000**

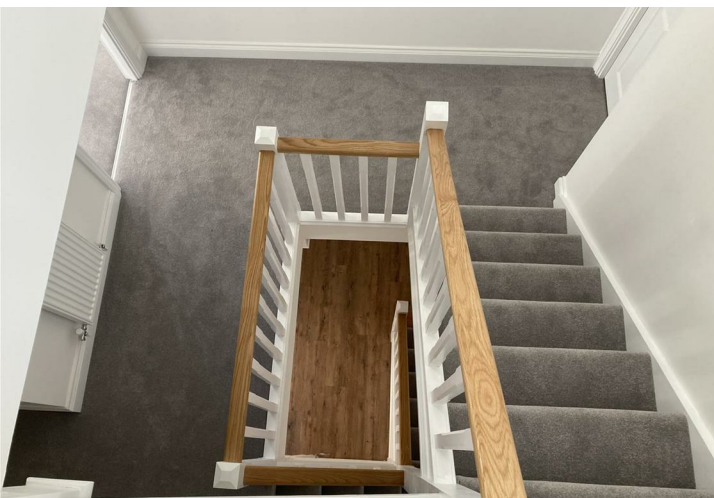
The Sidings is an exciting development of just three individual homes approached from a private driveway.

It features approximately 160sqm (1721 square feet) of living accommodation over three floors and stands on a good sized plot with side access, an integral garage and off street parking.

The accommodation features a generous entrance hall with a cloakroom. A spacious Sitting Room with a walk in bay window. A large impressive social kitchen with bi folding doors and fitted Bosch appliances, utility area, 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 a full ensuite. The second floor features a large double sized master bedroom with a vaulted ceiling and en-suite shower room.

Viewing is highly recommended



**Viewing**

By appointment with Norgans Estate Agents.







## THE ACCOMMODATION COMPRISES

### ON THE GROUND FLOOR

Part glazed entrance door opening to:-

#### Entrance Hall

Stairs to first floor with storage cupboard beneath. Underfloor heating. Doors to Sitting Room, Kitchen and Cloakroom.

#### Cloakroom

Fitted with a concealed cistern push button low level W.C and washbasin with chrome mixer tap set into a vanity unit with storage cupboards beneath. Part tiled walls. Extractor. Frosted uPVC double glazed window to front.

#### Sitting Room

15'3" x 13'7" (4.65m x 4.14m)

Measurements taken into walk-in uPVC double glazed bay window to front. TV point. Telephone point. USB charger. Underfloor heating.

#### Kitchen/Dining Room

22'8" x 12'4" (6.91m x 3.76m)

Fitted with a range of floor standing and wall mounted light grey shaker style units with soft close doors and drawers. 1.5 bowl sink unit with mixer tap and drainer. Integrated Bosch microwave combi oven (not tested). Integrated Bosch fan assisted oven (not tested). Integrated Bosch dishwasher (not tested). Integrated Bosch washer

dryer (not tested). Integrated Bosch fridge freezer (not tested). Fitted wine cooler (not tested). Central island unit with integrated induction hob (not tested) with extractor over (not tested) and various storage cupboards and drawers. Breakfast bar. Underfloor heating. USB charger. Recessed spotlights. uPVC double glazed window and bi-fold doors to rear garden. Open plan access to Utility Area.

#### Utility Area

11'2" x 3'6" (3.40m x 1.07m)

Space and plumbing for washing machine. Cupboard housing Ideal gas fired boiler. uPVC double glazed door and window to rear garden. Door to Garage.

### ON THE FIRST FLOOR

#### Landing

Stairs to Second Floor. Radiator. Doors to all Bedrooms and Bathroom.

#### Guest Bedroom

13'9" x 9'3" (4.19m x 2.82m)

Plus recess. Radiator. TV point. Telephone point. USB charger. uPVC double glazed window to front. Door to:-

#### En-Suite

8'7" x 4'3" (2.62m x 1.30m)

Fitted with a white suite comprising concealed cistern push button low level W.C, washbasin set into a vanity

unit with mixer tap over and storage drawers beneath and walk-in shower with fixed and flexible shower heads. Mirror with LED lighting and shaver socket. Heated chrome towel radiator. Part tiled walls. Ceramic tiled floor. Extractor. Recessed spotlights. uPVC double glazed frosted window to front.

#### Bedroom Three

11'3" x 9'8" (3.43m x 2.95m)

Plus wardrobe recess. Radiator. TV point. Telephone point. USB charger, uPVC double glazed window to rear.

#### Bedroom Four

9'8" x 8'5" (2.95m x 2.57m)

Plus wardrobe recess. Radiator. TV point. Telephone point. USB charger, uPVC double glazed window to rear.

#### Study/Bedroom Five

13'10" x 9'9" (4.22m x 2.97m)

Radiator. TV point. Telephone point, USB charger, uPVC double glazed window to front.

#### Bathroom

5'11" x 7'10" (1.80m x 2.39m)

Fitted with a suite comprising panelled bath with central chrome taps, fixed and flexible showerheads and glazed shower screen, concealed cistern low level push button W.C, and washbasin with chrome mixer tap set into vanity unit with drawers beneath. Heated chrome towel radiator. Fitted mirror with LED lighting and shaver socket.





Recessed spotlighting. Extractor. Part tiled walls. uPVC double glazed frosted window to side.

## ON THE SECOND FLOOR

### Landing

uPVC double glazed window to side. Door to:-

### Master Bedroom

16'10" x 14'0" (5.13m x 4.27m)

Plus recess. Two radiators. TV point. Telephone point. USB charger. Built-in airing cupboard with pressurised hot water tank (not tested). A dual aspect room with double glazed velux windows. Door to:-

### En-Suite

7'5" x 6'1" (2.26m x 1.85m)

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. Fitted mirror with LED lighting and shaver socket. Recessed spotlighting. Extractor. Part tiled walls. Velux window to front.

## OUTSIDE

### Garage

With up and over vehicular entry door. Power and light connected.

### At the Front

Open plan and laid mainly to lawn with flower/shrub border. Block paved driveway proving access to the front door and garage. gated side access to the rear garden. Outside light.

### Rear Garden

Laid mainly to lawn and enclosed with panelled fencing. Large natural stone paved patio to the immediate rear.

### AGENTS NOTE:

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 2 - 160m<sup>2</sup> 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.

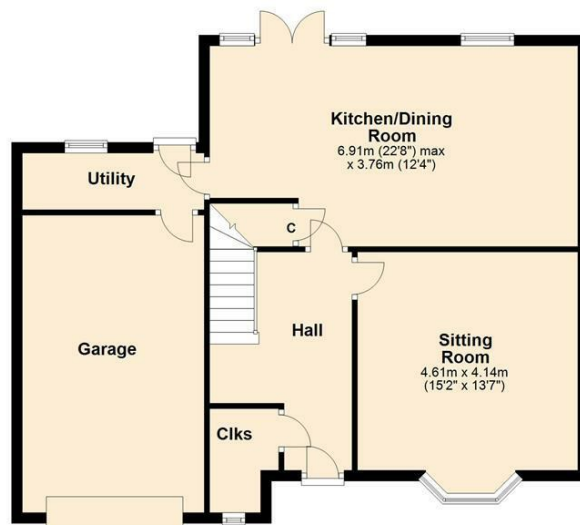
### GDPR

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.

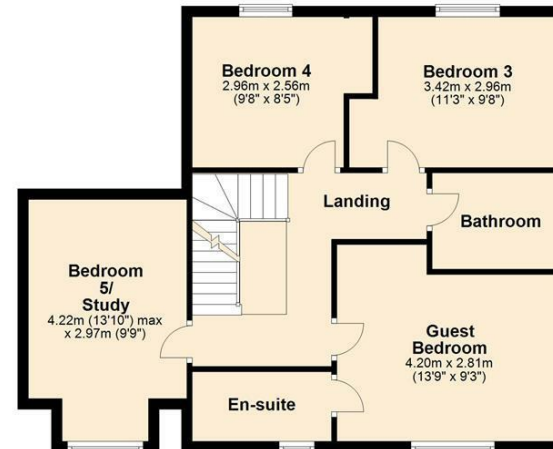
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Ground Floor



First Floor



Second Floor

