



23 THE SIDINGS  
LOWER STONDON



## 23 The Sidings

Lower Stondon  
Bedfordshire SG16 6FJ

Guide Price £600,000

The Sidings is an exciting development of just three individual homes, all built to to an exceptionally high standard and with an enviable specification.

Approached from a private driveway, The Sidings is well placed for many local amenities and excellent communication links. The thriving market town of Hitchin is easily accessed. This provides extensive shopping and a fast and frequent train service to London's Kings Cross and St Pancras Stations (Approximately 30 minutes).

Plot 1 is a deceptively spacious, detached chalet style home of around 130sqm (1398 square feet) with a flexible arrangement of living accommodation over ground and first floors. Great care and attention to detail with future proofing the layout of the property has been taken. Therefore in our opinion it is ideally suited for a couple or those looking to downsize.

The accommodation on the ground floor features a spacious entrance hall with a cloakroom and turning staircase leading to the first floor. A large double sized bedroom or separate sitting room with an adjoining en suite wet room future proofs the properties long term flexibility. There is a very impressive open plan social "L" shaped fitted kitchen with dining and living areas under a partly vaulted ceiling plus built in Bosch appliances, central island, quartz work tops and bi folding doors providing direct garden and patio access.

Upstairs there is a large double main bedroom with an en-suite plus an additional double sized third bedroom and large bathroom.

The property is approached via a private driveway through five bar double entry gates. A block paved driveway provides ample parking plus access to an integral car port with boiler room.

Viewing of this practical home is highly recommended.

### Viewing

By appointment with Norgans Estate Agents.







## THE ACCOMMODATION COMPRISES

### ON THE GROUND FLOOR

Part glazed composite entrance door opening to:-

#### Entrance Hall

Stairs to first floor. Herringbone oak style luxury vinyl flooring with underfloor heating. Doors to Kitchen, Bedroom and Cloakroom.

#### Cloakroom

7'8" x 3'10" (2.34m x 1.17m)

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. Herringbone oak style luxury vinyl flooring with underfloor heating. Part tiled walls. Frosted double glazed window to front.

#### Bedroom/Reception Room

13'4" x 10'11" (4.06m x 3.33m)

Underfloor heating. TV point. Telephone point. USB Charge point. Built-in understairs storage cupboard. uPVC double glazed window to side. Door to:-

#### En-Suite

10'3" x 9'2" max (3.12m x 2.79m max)

An L-shaped room 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. Frosted uPVC double glazed window to side.

#### Kitchen

17'6" x 13'9" (5.33m x 4.19m)

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. Recessed spotlights. A triple aspect room with uPVC double glazed window to front and side and bi-fold doors to the rear garden. Open plan access to Sitting/Dining Area. Herringbone oak style luxury vinyl flooring. USB charger.

#### Sitting/Dining Area

16'8" x 16'5" (5.08m x 5.00m)

Herringbone oak style luxury vinyl flooring with underfloor heating. TV point. Telephone point. USB charger. Partly vaulted ceiling. Two uPVC double glazed windows to rear.

## ON THE FIRST FLOOR

### Landing

Radiator. Double glazed velux window to side. Doors to both Bedrooms and Bathroom.

#### Bedroom One

17'4" x 14'4" max (5.28m x 4.37m max)

Radiator. Recessed spotlighting. TV point. Telephone Point. USB Charger point. uPVC double glazed window to front. Door to:-

#### En-Suite

9'9" x 4'8" (2.97m x 1.42m)

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. Double glazed velux window to front.

#### Bedroom Three

13'5" x 11'2" (4.09m x 3.40m)

Plus entrance recess. TV point. Telephone point. USB charger. Radiator. Built-in eaves storage cupboard. Double glazed velux window to rear. uPVC double glazed window to front.



### **Bathroom**

8'5" x 6'9" (2.57m x 2.06m)

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. Double glazed velux window to side.

### **OUTSIDE**

#### **Front Garden**

Access via five bar entrance gates. A long block paved driveway provides ample off-street parking and access to the Carport. Picket fence and gate to the rear garden.

#### **Carport**

Outside tap. Outside lighting and power points. Door to Boiler Cupboard housing Ideal gas fired boiler (not tested) with pressurised hot water tank (not tested).

#### **Rear Garden**

Large natural stone paved patio to the immediate rear of the house with outside lighting. The remaining garden is laid to lawn and enclosed by panelled fencing.

### **AGENTS NOTE:**

Our clients have fitted carpets and luxury vinyl flooring to the property

### **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 1 - 130m2.

### **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](http://www.norgans.co.uk).

