



Spruce Meadow

Stotfold,
Bedfordshire, SG5 4TE
£625,000

country
properties

This immaculately presented, chain-free four-bedroom detached home was built in 2021 and offers modern, spacious living throughout. The attractive double-fronted design features a generous living room and an impressive 21ft open-plan kitchen/dining/family room, complete with doors opening directly onto a south-east facing garden. Additional ground floor benefits include a utility room and downstairs W/C. Upstairs, there are four well-proportioned bedrooms, including a master bedroom with built-in wardrobes and a stylish en-suite. Externally, the property offers a driveway providing parking for up to two vehicles, along with a 21ft garage.

- CHAIN FREE
- 21ft (max) kitchen/dining/family room with doors leading onto the south/east facing garden
- Master bedroom with fitted wardrobes and en-suite
- Driveway for up to 2 cars and 21ft garage with power and light
- Upgraded AEG appliances and quartz worksurfaces
- Beautifully presented throughout - just move in !
- Excellent commuter access into London via Arlesey main line station and easy access to A1 (M)
- Countryside walks on the doorstep



INTERNAL

GROUND FLOOR

Entrance Hall

Herringbone style Amtico flooring. Carpeted stairs rising to first floor. Storage cupboard. Doors to Living room, Kitchen / Dining / Family room and Cloakroom. Radiator.

Living Room

21' 1" max x 13' 3" into bay (6.42m max x 4.04m into bay) Herringbone style Amtico flooring. Double glazed window to front aspect, double glazed window to side aspect and double glazed bay window to side aspect. Two radiators.

Kitchen / Dining / Family Room

21' 2" max x 15' 8" into bay (6.44m max x 4.77m into bay) A range of wall and base units with Quartz worksurfaces over. Integrated eye level AEG oven and microwave. AEG five ring gas hob with AEG stainless steel extractor fan over and Quartz splashback. Breakfast bar with Inset one and half bowl stainless steel sink and drainer unit with swan neck mixer tap over, storage units and integrated wine cooler. Integrated dishwasher and fridge/freezer. Door to Utility room. Open plan to Dining / Family room. Amtico flooring. Radiator. Double glazed French patio doors onto rear garden with full height bay windows to both sides and further double glazed window to front aspect.

Utility Room

6' 3" x 5' 7" (1.90m x 1.70m) A range of wall and base units with cupboard housing a boiler. Integrated washing machine. Space for further appliance. Understairs storage cupboard. Patio door to side.



Cloakroom

Pedestal wash hand basin with tiled splashback and low level WC.
Herringbone style Amtico flooring.
Radiator.

FIRST FLOOR

Landing

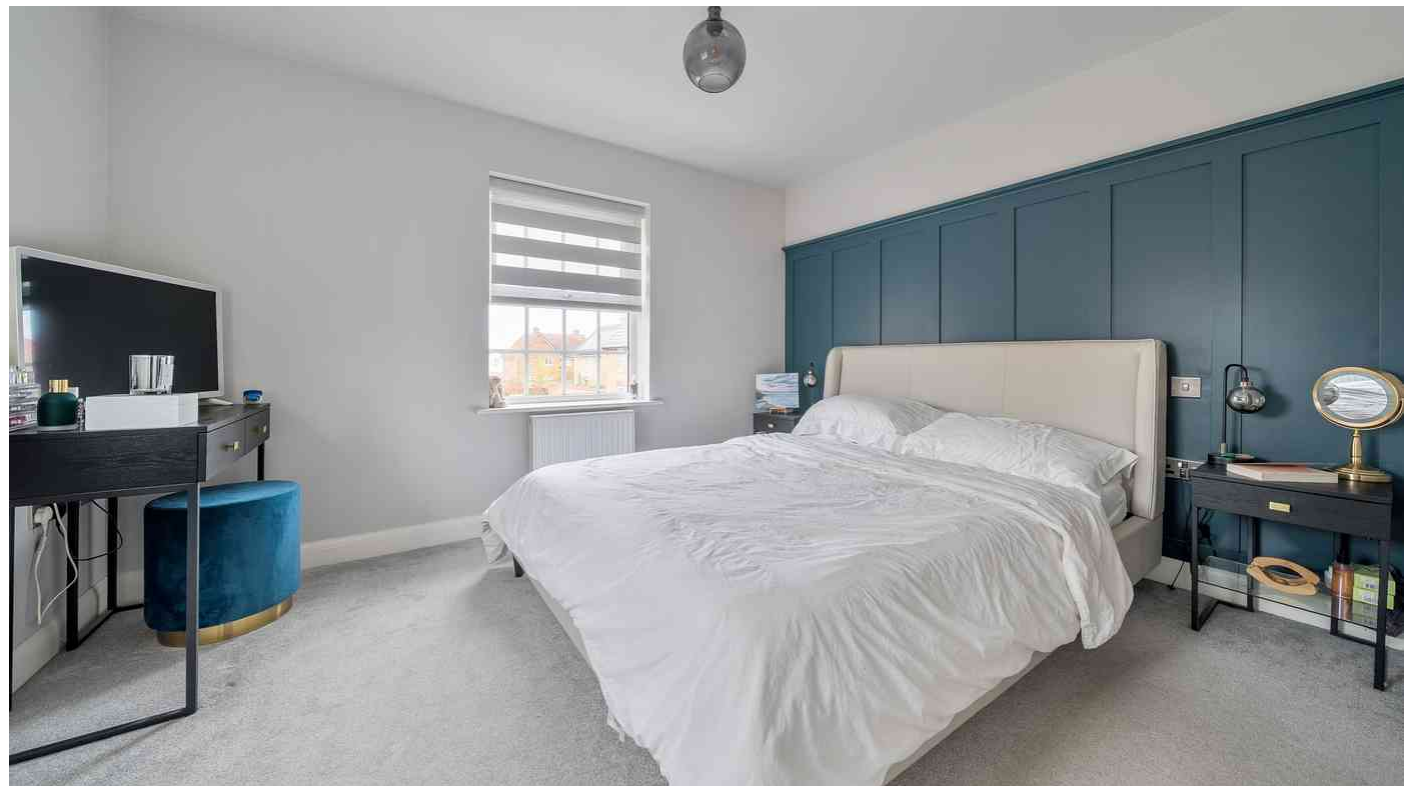
Double glazed window to side aspect.
Airing cupboard. Loft hatch. Radiator.
Doors to all bedrooms and main bathroom.

Bedroom One

17' 10" max x 11' 11" max (5.43m max x 3.62m max) Master bedroom with dual aspect double glazed windows. Wall panelling. Fitted carpet. Built in five doors wardrobe. Storage cupboard. Radiator. Door to En suite.

En Suite

Suite comprising wash hand basin, low level WC and fully tiled walk in double shower cubicle. Tiled effect Amtico flooring. Radiator. Obscure double glazed window.



Bedroom Two

12' 3" max x 12' 1" max (3.74m max x 3.69m max) Double glazed window. Fitted carpet. Built in wardrobe. Radiator.

Bedroom Three

12' 4" max x 8' 10" max (3.76m max x 2.68m max) Double glazed window. Fitted carpet. Radiator.

Bedroom Four

8' 4" x 7' 1" (2.54m x 2.15m) Double glazed window. Herringbone style Amtico flooring. Built in over stairs storage cupboard. Radiator.

Bathroom

Suite comprising pedestal wash hand basin, low level WC and panel enclosed bath tub with shower over and shower screen to side. Fully tiled walls. Tiled effect Amtico flooring. Heated towel rail. Shaver point. Obscure double glazed window to side.

OUTSIDE

Front Garden

Front garden laid to decorative stones and flower beds with variety of shrubs. Paved path to front door.

Rear Garden

Landscaped rear garden mainly laid to lawn, with paved patio area and an extra sandstone paving area to the back of the garden. Shrub borders. External water tap. External lights and power socket. Paved path to gated side access to driveway.

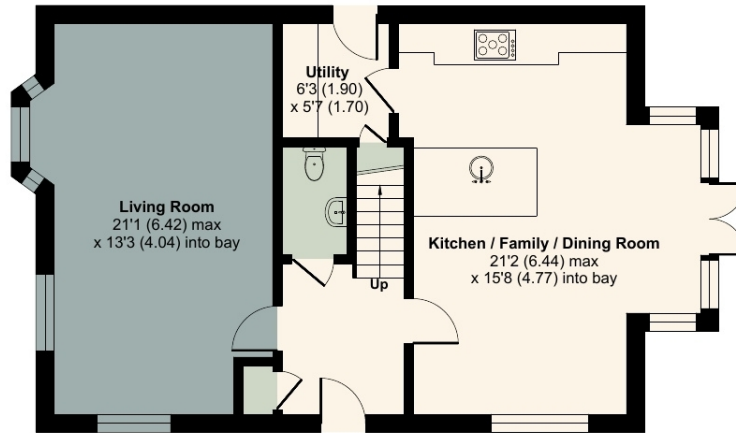
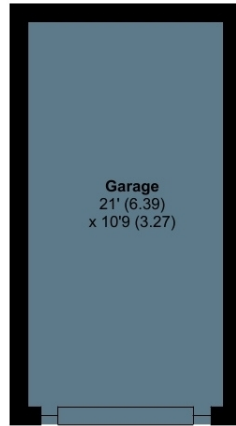
Garage and Parking

21' 0" x 10' 9" (6.39m x 3.27m) Detached garage with up and over door. Power and light. Driveway providing off road parking space for two vehicles. Gated side access to rear garden.

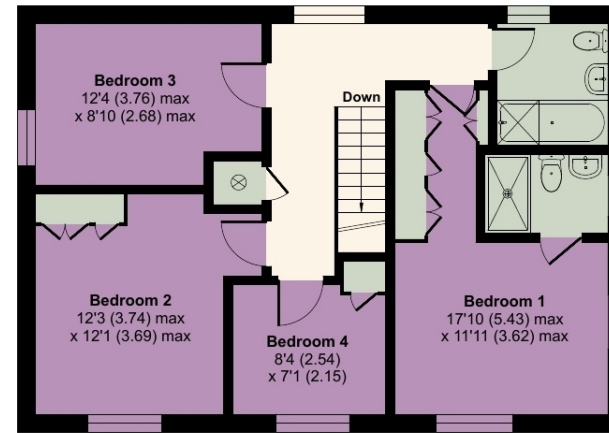




Approximate Area = 1375 sq ft / 127.7 sq m
 Garage = 223 sq ft / 20.7 sq m
 Total = 1598 sq ft / 148.4 sq m
 For identification only - Not to scale

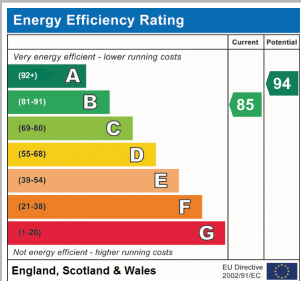


GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctchem 2026. Produced for Country Properties. REF: 1438861



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Viewing by appointment only

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