



11, Scotgrange Meadow

Shefford,
Bedfordshire, SG17 5PU
Offers in Excess of £400,000

country
properties

This 3 double bedroom end of terrace home is arranged over three floors and boasts a 27ft master bedroom with a contemporary en-suite shower room and a private sunny south facing garden, tucked away just a short stroll from Shefford High Street.

- Living/dining room with feature bay and french doors opening onto the rear garden
- Stylish shaker style kitchen
- Top floor master suite with contemporary en-suite shower room
- Parking for 2 cars to the front plus further visitors parking
- Low maintenance southerly aspect rear garden
- Close to countryside walks
- Short walk to well regarded schooling
- NHBC 10 year builders guarantee from 2020

GROUND FLOOR

Entrance Hall

Stairs rising to first floor. Wood effect flooring with underfloor heating. Doors into cloakroom, living/dining room and kitchen.

Cloakroom

Suite comprising low level wc with concealed cistern and wall mounted wash hand basin. Extractor. Partially tiled walls and tiled flooring with underfloor heating. Obscure double glazed window to front.

Kitchen

10' 7" x 5' 11" (3.23m x 1.80m) Stylish kitchen with a range of shaker style wall and base units with complementary worksurfaces and upstands. Fitted Neff electric oven. Inset induction hob with splashback and Neff extractor hood over. Inset one and half bowl sink with drainer and swan neck mixer tap over. Integrated dishwasher and fridge/freezer. Space and plumbing for washing machine. Cupboard housing wall mounted gas boiler. Tiled flooring with underfloor heating. Double glazed window to front.

Living/Dining Room

18' 7" (into bay) x 13' 2" (max) (5.66m x 4.01m) Dual aspect room with double glazed window to side and feature bay with double glazed French doors with sidelights, opening onto the rear garden. Under stairs storage cupboard. Wood effect flooring with underfloor heating.



FIRST FLOOR

Landing

Stairs rising to second floor accommodation. Doors to both bedrooms and family bathroom.

Bedroom 2

13' 1" (max) x 10' 10" (max) (3.99m x 3.30m)
Two double glazed window to front.
Radiator.

Bedroom 3

13' 2" x 9' 5" (4.01m x 2.87m) Two double glazed windows to rear. Radiator.

Bathroom

Three piece suite comprising panel enclosed bath with shower attachment, wall mounted wash hand basin and low level wc with concealed cistern. Extractor. Partially tiled walls and tiled flooring. Obscure double glazed window to side.

SECOND FLOOR

Bedroom 1

28' 2" (max) x 9' 8" (max) (8.59m x 2.95m)
Dual aspect with double glazed window to front and two velux windows to rear. Fitted wardrobes. Two radiators. Door into:

En-Suite Shower Room

Contemporary three piece suite comprising double shower enclosure, wall mounted vanity wash hand basin and low level wc with concealed cistern. Partially tiled walls and tiled flooring. Extractor. Velux window to front.

OUTSIDE

Rear Garden

Southerly aspect paved rear garden. Fully enclosed with gated access to side.

Parking

Double width block paved area to the front providing parking for 2 cars.

AGENT NOTE:

The vendor informs us there is a management company covering Scotgrange Meadow for the maintenance of the communal areas of £511.91 per annum. We advise any buyer to confirm this information with their legal representative prior to exchange of contracts.

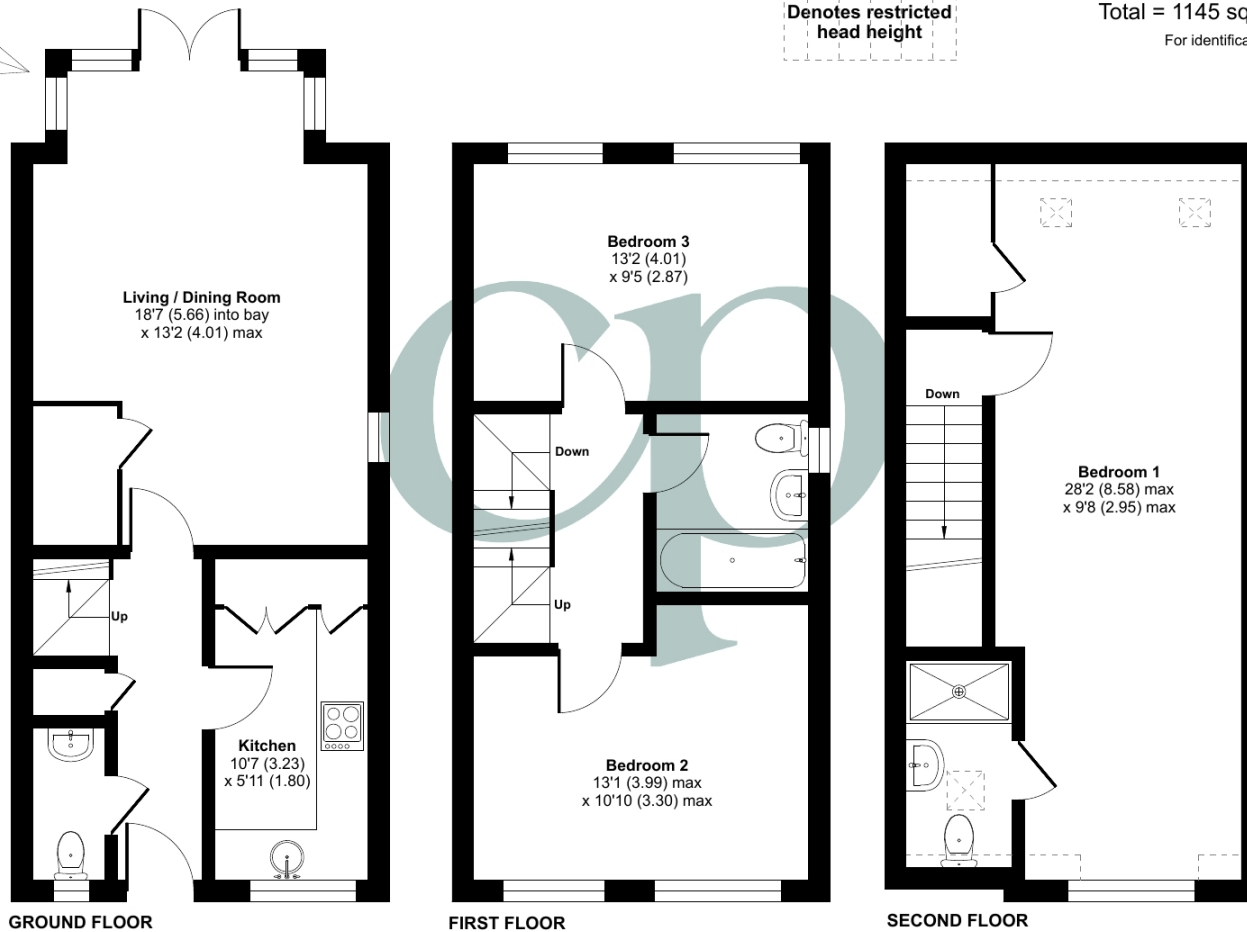




Denotes restricted head height

Approximate Area = 1130 sq ft / 104.9 sq m
Limited Use Area(s) = 15 sq ft / 1.3 sq m
Total = 1145 sq ft / 106.2 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(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: 1112439

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

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

country properties