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properties

Scottrange Meadow
Shefford,
Bedfordshire, SG17 5PU
£700,000



Viewing by appointment only

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The Ivel is a 5 bedroom CHAIN FREE detached home overlooking fields to the rear and designed for modern day family living. This executive home offers a stunning master bedroom with Juliette balcony, 20ft Kitchen/family room and is just a short stroll to the heart of Shefford, its amenities & highly regarded schooling

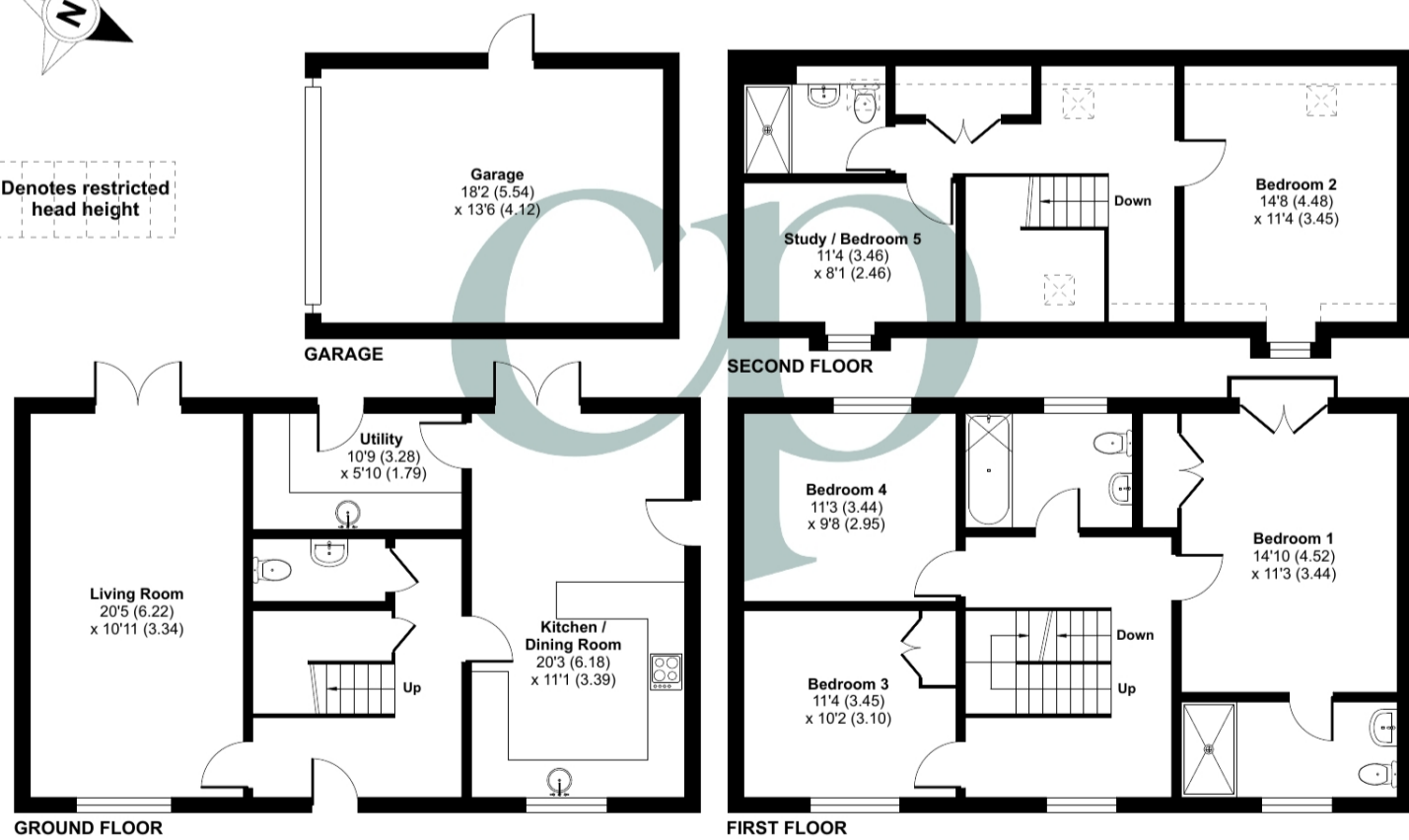


- Beautifully presented throughout - just move in !
- Spacious living arranged over three floors
- Useful downstairs cloakroom & separate utility room
- Builders guarantee remaining with Pemier (10 years from new)
- Underfloor heating to the ground floor
- Stylish Shaker style contemporary kitchen with silestone worksurfaces and built in Neff appliances
- Stylish en-suite, family bathroom and additional shower room
- A short stroll to the heart of Shefford, its amenities & highly regarded schooling

Floor Plans



Denotes restricted head height



Approximate Area = 1816 sq ft / 168.7 sq m
 Limited Use Area(s) = 39 sq ft / 3.6 sq m
 Garage = 246 sq ft / 22.8 sq m
 Total = 2101 sq ft / 195.1 sq m
 For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1207652

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.



Ground Floor

Entrance Hall

Stairs rising to first floor

accommodation. Doors into lounge, kitchen/diner and cloakroom. Under stairs storage cupboard.

Cloakroom

Fitted with a low level wc and wash hand basin. Tiled splashbacks. Wood effect tiled flooring.

Lounge

10' 11" x 20' 5" (3.34m x 6.22m) Double glazed window to front aspect. Double glazed double doors to rear garden.

Kitchen/Dining Room

11' 1" x 20' 3" (3.39m x 6.18m) Double glazed window to front aspect. Double doors to rear and door to side. Fitted with a range of eye and base level units with quartz worksurfaces and upstands over. Built-in electric oven and microwave. Induction hob with extractor hood over. Integrated fridge freezer and dishwasher. Sink and drainer unit with mixer taps over. Breakfast bar. Wood effect tiled flooring. Door leading to utility room.

First Floor

Utility Room

5' 10" x 10' 9" (1.79m x 3.28m) Eye and

base level units with quartz worksurfaces and upstands over. Inset stainless steel sink with taps over.

Space for washing machine and tumble dryer. Wall mounted boiler. Tiled flooring. Doors to rear garden.

Landing

Stairs rising to second floor

accommodation. Double glazed window to front aspect. Radiator. Doors to bedrooms 1,3 and 4.

Bedroom 1

11' 3" x 14' 10" (3.44m x 4.52m) Double glazed double doors onto rear garden with Juliette balcony. Built in double wardrobe. Radiator. Door to en-suite.

En-suite Shower Room

Obscure double glazed window to front aspect. Fitted with a double shower cubicle, low level wc and wash hand basin with vanity under. Tiled splashbacks. Heated towel rail. Shaver point. Extractor fan.

Bedroom 3

10' 2" x 11' 4" (3.10m x 3.45m) Double glazed window to front aspect. Double doors to airing cupboard. Radiator.

Bedroom 4

9' 8" x 11' 3" (2.95m x 3.44m) Double glazed window to rear aspect. Radiator.

Family Bathroom

Obscure double glazed window to rear aspect. Fitted with a panel enclosed bath, wash hand basin and low level wc. Tiled splashbacks. Heated towel rail. Shaver point. Extractor fan.

Second Floor

Second Floor Landing

Velux windows to front and rear aspects. Built in double wardrobe. Radiator. Doors to bedrooms 2, 5 and shower room.

Bedroom 2

11' 4" x 14' 8" (3.45m x 4.48m) Double glazed window to front aspect. Velux window to rear. Radiator.

Bedroom 5

8' 1" x 11' 4" (2.46m x 3.45m) Double glazed window to front aspect. Radiator.



Shower Room

Velux window to rear. Fitted with a double shower cubicle, low level wc and hand wash basin. Tiled splashbacks. Wood effect tiled flooring. Heated towel rail. Shaver point. Extractor fan.

Outside

Front Garden

Paved central pathway to front door. Laid to lawn on either side.

Rear Garden

Paved patio area. Laid mainly to lawn. Enclosed by timber fencing.

Garage

13' 6" x 18' 2" (4.11m x 5.54m) Remote controlled up and over door. Service door to rear garden. Power and light. Paved driveway providing off road parking for four cars.

Agents Note

The property has had solar panels from new- Eon pay current owners a credit for any electric unused. We advise any buyer to check this information with their legal representative prior to exchange of contracts.

Maintenance charge around £60pcm for the upkeep of communal areas, pump and lighting.

PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk

