



Scotgrange Meadow, Shefford Offers in Excess of £650,000



Five true double bedrooms across three floors – space to spread out now and grow into | Principal suite with Juliet balcony and a generous ensuite – a quiet retreat at the end of the day | Long living room opening to the garden – sofas, armchairs and film nights without the furniture shuffle | Big kitchen with island hub and built-in extraction – cook, chat and host 8–10 around the table with doors to the terrace | Proper utility and separate study – real life stays organised, work gets a door you can shut | Two top-floor doubles with their own shower room – great for teenagers, guests or a live-in helper | Level, private garden on a 0.08-acre plot – even north-light for planting, big terrace for long lunches, lawn for play | Double garage plus broad drive for four cars – room for gym gear, bikes or a project bench as well as parking | Solar support for efficiency – designed to take the edge off running costs while you get on with life | Shefford setting with easy links – stroll to town; Arlesey mainline, A507 and A1(M) keep commutes and getaways simple



You're buying growing room, not just bedrooms. You'll love how this double-fronted, three-storey home (2020) is set up for real life. Big rooms, easy flow and spaces that actually earn their keep: weekdays run smoother, weekends feel longer.

When it's time to switch off, the long living room draws you out to the garden - doors open, feet up, film night sorted. There's floor space for a serious sofa setup plus armchairs without the furniture shuffle, and still room to zone a reading corner or piano if that's your thing.

You'll love how the kitchen works day-to-day. The island is the hub - breakfast bar one side (room for four), chef's station the other with a flush hob and built-in extraction, so you can cook and chat without a chunky hood in the way. A long, wraparound run of cabinetry keeps gadgets out of sight and gives you proper prep space, while the tall bank of units hides the "how many platters do we own?" storage.

There's a pair of eye-level ovens for batch cooking and easy roasts, a window over the sink for natural light, and the dining end easily takes an 8–10 seater for weekend gatherings. Slide the doors open to the garden for BBQs and birthday chaos; close them and it's a great spot for grown-up dinners.

The separate utility is gold - second sink, space for laundry and muddy boots, its own door to the garden - so the main kitchen stays guest-ready while the real life happens next door. A dedicated study gives you a door you can shut, a wall for screens or shelving, and a desk that doesn't have to live on the table. There's also a downstairs toilet - ideal for busy families and guests don't need to venture upstairs.

The first floor lands you in a principal bedroom that runs the depth of the house: dressing zone for an easy start and a Juliet balcony to the garden for a quiet end.



When mornings need to move, the en-suite gives you space to breathe: a hotel-size walk-in shower, proper elbow room to towel off, a window for fresh air and a handy built-in niche so bottles aren't crowding the floor. It's bigger than many family bathrooms, so two can get ready without the dance.

Two more doubles sit on this level - nursery and child's room, or a guest room without anyone feeling tucked away. The family bathroom is close by: evenings are covered with a long, deep bath for a proper soak (or splashy family bathtimes), plus a shower-over for quick get-outs on school days. A wide sill takes plants, candles or bath toys, and the heated towel rail means warm, dry towels waiting when you're done.

Top-floor flexibility is the secret sauce: two generous doubles with good head height for teenagers who want their own territory, regular guests or a live-in helper. A separate shower room off the landing keeps routines simple.

Got a car (or four)? The broad block-paved drive takes them, with a genuine double garage beyond. It's currently leaning "man cave" - gym kit, bikes, boards, project bench - and still swallows two cars if that's the plan. Side access means garden gear and muddy boots skip the hallway.

Outside is sized for living, not just looking. Around 0.08 acres, enclosed and private, with even north-facing light through the day and a cooler feel in midsummer. The big terrace is built for long lunches that drift into evening; the level lawn is five-a-side, paddling-pool and dog-zoomies friendly. Easy now, with obvious spots for planters, a pergola or a firepit if you want to dial up the atmosphere.

Energy has been thought about, too. Solar panels support efficiency and take the edge off running costs - a home that looks after you while you get on with life.

And the location works. Shefford gives you everyday essentials on the doorstep. For the commute: Arlesey mainline for London runs; the A507 east-west; A1(M) for the wider network; airports are a straightforward hop by road or rail when work (or escape) calls. School runs, Saturday sport, coffee in town and countryside walks all fit the week without needing a plan.

Why this one? Modern build quality with real soul: five true doubles, a ground floor that flexes, parking that matches a busy household, and a double garage that can be whatever you need next - all in a spot that makes the week work and keeps the weekends easy.





## | ADDITIONAL INFORMATION

Council Tax Band - G - £3,984.63 P.A

EPC - B

## | GROUND FLOOR

Living Room: Approx 20' 4" x 11' 1" (6.20m x 3.38m)

Kitchen / Diner: Approx 22' 8" x 11' 1" (6.91m x 3.38m)

Study: Approx 11' 2" x 8' 4" (3.40m x 2.53m)

Utility Room: Approx 8' 9" x 5' 9" (2.67m x 1.76m)

Downstairs Cloakroom: Approx 7' 1" x 3' 6" (2.16m x 1.07m)

## | FIRST FLOOR

Bedroom One: Approx 22' 7" x 11' 1" (6.88m x 3.38m)

En-suite: Approx 11' 1" x 10' 6" (3.38m x 3.20m)

Bedroom Three: Approx 13' 5" x 10' 6" (4.10m x 3.20m)

Bedroom Four: Approx 11' 4" x 9' 7" (3.46m x 2.92m)

Bathroom: Approx 8' 10" x 6' 0" (2.69m x 1.83m)

## | SECOND FLOOR

Bedroom Two: Approx 14' 7" x 11' 2" (4.45m x 3.41m)

Bedroom Five: Approx 11' 5" x 8' 0" (3.47m x 2.45m)

Shower Room: Approx 7' 8" x 5' 2" (2.34m x 1.57m)

## | OUTSIDE

Double Garage: Approx 23' 3" x 21' 2" (7.09m x 6.46m)

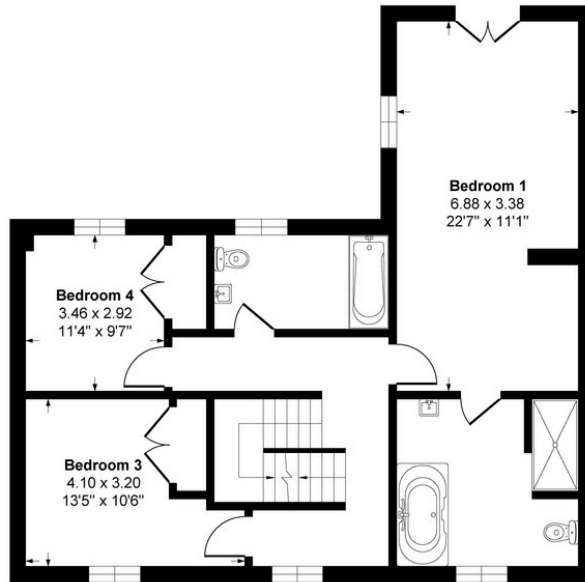
Rear garden with gated access to the side





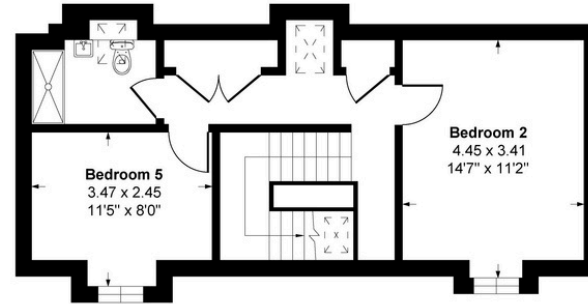
### First Floor

Approx. 77.7 sq. metres (837.1 sq. feet)



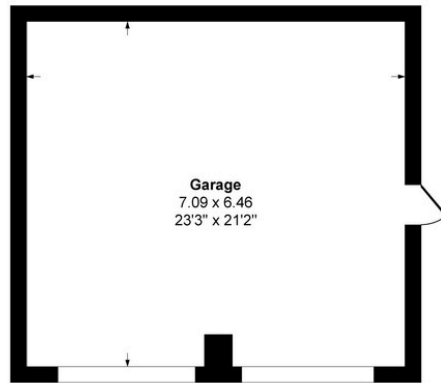
### Loft

Approx. 44.1 sq. metres (476.7 sq. feet)



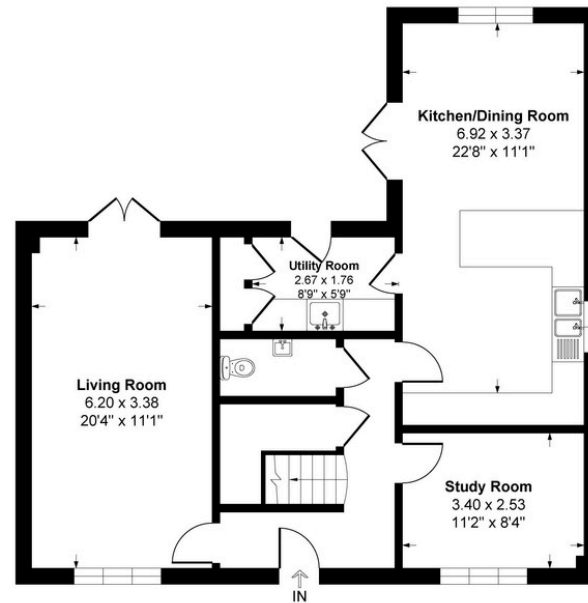
### Garage

Approx. 45.8 sq. metres (492.9 sq. feet)



### Ground Floor

Approx. 77.7 sq. metres (837.1 sq. feet)



Total area: approx. 245.5 sq. metres (2642.9 sq. feet)

For guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, system and appliances shown have not been tested and no guarantee as to their operability can be given.













## Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: [info@leysbrook.co.uk](mailto:info@leysbrook.co.uk)

## Leysbrook Team

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	89	89
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 