



**Meadowsweet Way, Stotfold £ 400,000 Offers in Excess of**



**Larger-than-average plot means the garden's genuinely usable, not just for show | Kitchen at the front, full-width living space at the back – clear flow without feeling too open | French doors to the patio make BBQs and summer evenings feel like second nature | Main bedroom with space for wardrobes and en-suite – ideal for shared routines or visiting guests | Two more bedrooms give flexibility for a nursery, home office or dressing room | Clean, neutral interiors – move straight in, settle quickly, and personalise at your pace | Modern bathroom with bath and shower – quick mornings or slow evenings both covered | Driveway and garage to the side – easy parking, extra storage or future conversion options | A quieter setting than most modern estates, with wider roads and mature landscaping | Enjoy a slower pace without isolation – great links to London, Cambridge and Bedford |**



**A smart and inviting three-bedroom home on a larger plot, ideal for couples or young families looking to move on from flat-living and gain some space — inside and out.**

The current owners bought this place as first-time buyers when it was brand new, drawn to its balance of modern design, efficient layout and the promise of easy, relaxed living. It's the kind of home that suits people at that same stage of life - ready to create something of their own.

The layout downstairs is simple but effective. The kitchen is positioned at the front of the house, with good worktop space and a smart, modern finish that feels just right - not overdone, but clearly cared for. Plenty of room for prepping dinner or chatting over a coffee, with space for all your day-to-day essentials.

A good sized living and dining room runs the full width of the home, opening out via French doors onto the patio and garden. It's the kind of space that adapts easily - whether you're hosting a BBQ, winding down with Netflix, or watching the kids play while finishing off a bit of work on the sofa.

There's also a downstairs toilet - ideal for busy young families and guests do not need to go upstairs.

When it's time to recharge, the first floor provides three comfortable bedrooms - two doubles and a third that works well as a child's room, dressing room or work-from-home space. The main bedroom provides great space for wardrobes and its own en-suite shower room - ideal for quick mornings or a little privacy when guests stay over. The main bathroom has a clean, modern, neutral finish and offers both an invigorating shower or a long soak at the end of the day.

The garden is a real bonus - larger than average for the development, it's been landscaped to include lawn and a patio area for relaxing or entertaining.

Own a car or two? There's also a driveway and garage to the side, meaning no compromises when it comes to parking or storage.





For young couples thinking about starting a family — or those already with little ones — this spot really comes into its own. Just a stone's throw from the house are both Roecroft Lower School and Pippin Pre-School, making the morning routine that much easier. The Greenacres area has become a real favourite among locals, with tree-lined roads, open green spaces and a layout that feels less cramped than most modern developments. There's a strong sense of community without too much bustle, and you've got shops, riverside walks, playparks and countryside all close at hand.

Need to commute or get out and about? Arlesey station is under 2.5 miles away with direct trains to London St Pancras in around 40 minutes. The A507 and A1(M) are also nearby, so Hitchin, Letchworth, Bedford and beyond are all easy to reach. It's a peaceful place to put down roots — without being cut off from anything you need.

| **ADDITIONAL INFORMATION**

Council Tax Band - D

EPC Rating - TBC

| **GROUND FLOOR**

Living Room: Approx 15'9" x 13'3" (4.80m x 4.05m)

Kitchen: Approx 11'0" x 8'6" (3.36m x 2.60m)

Downstairs Cloakroom: Approx 5'8" x 3'3" (1.72m x 1.0m)

| **FIRST FLOOR**

Bedroom One: Approx 11'02 x 9'4" (3.36m x 2.84m)

En-suite: Approx 9'4" x 6'1" (2.84 x 1.34)

Bedroom Two: Approx 9'8" x 8'3" (2.94m x 2.52m)

Bedroom Three: Approx 6'7" x 5'4" (2.01m x 1.63m)

Bathroom: Approx 6'5" x 6'1" (1.95m x 1.86m)

| **OUTSIDE**

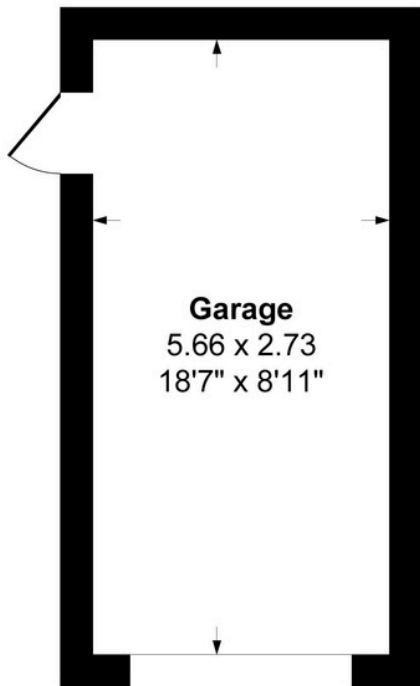
Garage: Approx 18'7" x 8'11" (5.66m x 2.73m)

Driveway providing off road parking. Rear garden with gated access to the side



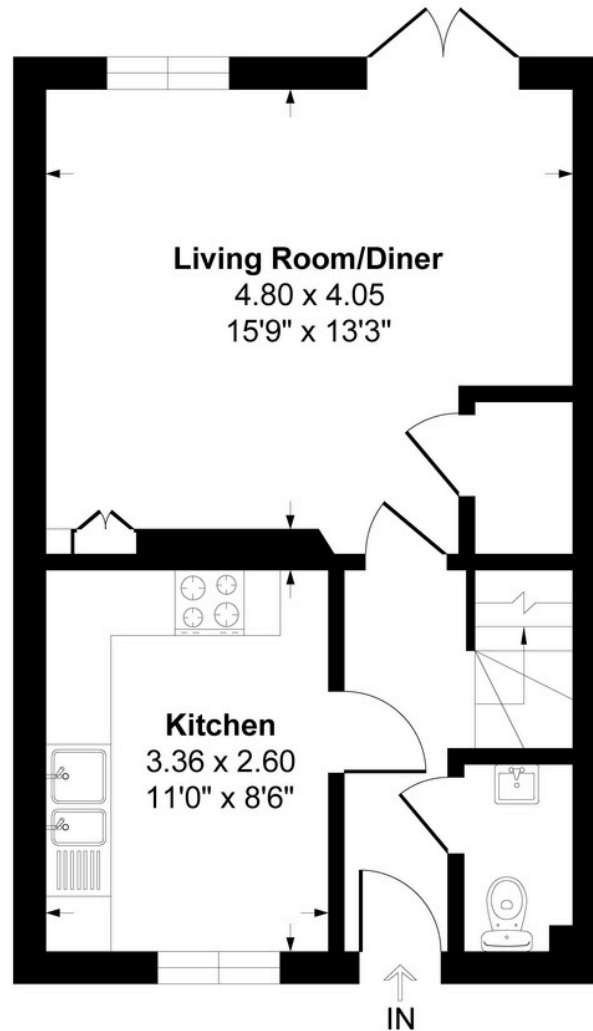
## Garage

Approx. 15.4 sq. metres (166.3 sq. feet)



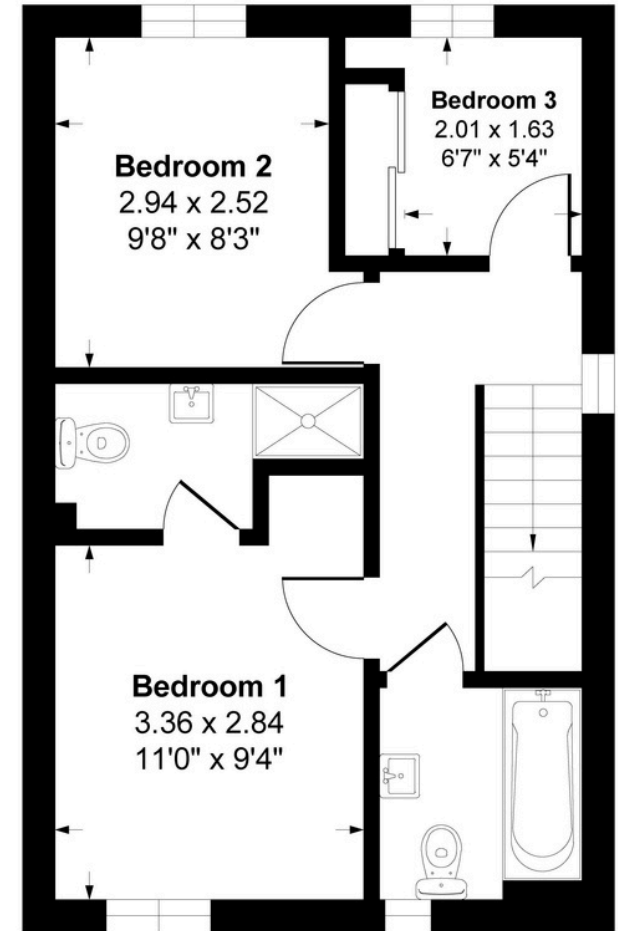
## Ground Floor

Approx. 38.5 sq. metres (414.4 sq. feet)



## First Floor

Approx. 38.5 sq. metres (414.4 sq. feet)



Total area: approx. 92.4 sq. metres (995.1 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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Registered in England and Wales 11327419

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