



10 Scotgrange Meadow, Shefford, Bedfordshire. SG17 5PU





## 3 Bedroom Town House

### Offers in Excess of £390,000 Freehold

An immaculately presented three-bedroom town house that is just a short walk away from Shefford town centre, that benefits from being located in a private road, with ample parking, a secluded rear garden, numerous additional features and modern touches. This property is ideal for those wishing to get onto the property ladder or make that next move.

- Sought after private development
- High specification throughout
- 27ft master bedroom
- Two generously sized double bedrooms
- Double width driveway with additional visitor parking
- Underfloor heating to ground floor
- Aircon with heating function
- Seven years new build guarantee left
- EPC rating B
- Council tax band D

## **Ground Floor:**

### **Entrance:**

Entrance hallway with secure lock door. Oak doors to WC, kitchen, lounge and stairs to first floor.

### **Kitchen:**

Abt. 12' 5" x 6' 0" (3.78m x 1.83m) 'Rennie Makintosh' trend shaker painted kitchen wall and base units. 'NEF'F oven, induction hob, integrated dishwasher and fridge freezer. Stainless steel sink with mixer tap. Double glazed window. Tiled flooring. Underfloor heating. Oak door to hallway.

### **Lounge/Diner:**

Abt. 19' 1" x 13' 7" (5.82m x 4.14m) Carpet. Large cupboard with shelves. 'Daiken' air conditioning unit with heating and cooling function. Double glazed windows and French style doors to rear garden. Fitted blinds and curtains. Oak door to hallway.

## **Bedroom One:**

Abt. 27' 3" x 9' 9" (8.31m x 2.97m) Fitted wardrobes. Carpet. Velux windows with fitted blinds. Cupboard with fitted rails and shelves. Oak door to en-suite.

### **En-Suite:**

Three piece bathroom including low level WC, vanity unit with ceramic sink and mixer tap, walk in shower with rain dance shower head. Oak door to master bedroom.

## **Bedroom Two:**

Abt. 13' 7" x 8' 10" (4.14m x 2.69m) Double glazed windows. Carpet. Oak door to landing.

## **Bedroom Three:**

Abt. 13' 5" x 9' 5" (4.09m x 2.87m) Double glazed windows. Carpet. Oak door to landing.

**Bathroom:**

Three piece bathroom comprising of low level WC, panelled bath with 'Hansgrohe' shower, vanity unit with ceramic sink and mixer tap. Oak door to landing.

**Outside:****Garden:**

Stone patio. Astroturf grass. Large 10ft x 6ft shed. South facing.

**Parking:**

Double driveway. Ample guest parking.

**Additional Information:****Noteworthy Features:**

Underfloor heating with multizone controls on ground floor. Air conditioning fitted to ground floor and master bedroom (third floor). Small development of only 27 plots. Chrome fixtures and fittings throughout. Full fibre to premises.

**Agents Note:**

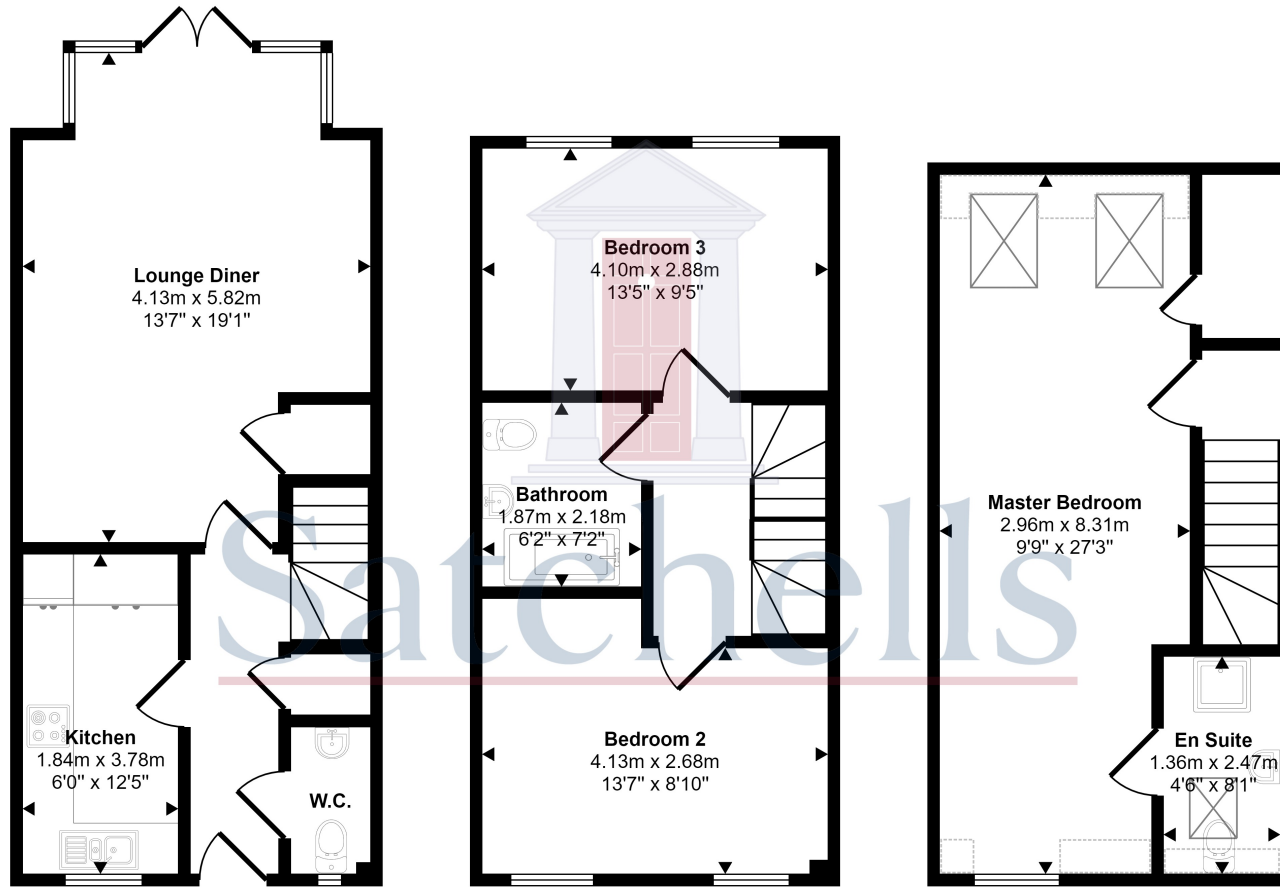
Draft details yet to be approved by the vendor and may be subject to change.





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Approx Gross Internal Area  
108 sq m / 1160 sq ft



Ground Floor  
Approx 39 sq m / 418 sq ft

First Floor  
Approx 36 sq m / 383 sq ft

Second Floor  
Approx 33 sq m / 358 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.