



House - Mid Terrace

9 SCOTGRANGE MEADOW, SHEFFORD, BEDS, SG17 5PU

Offers Over
£380,000

FEATURES

- 3 DOUBLE BEDROOMS - COMPLETED UPPER CHAIN
- 2 ALLOCATED PARKING SPACES
- UNDERFLOOR HEATING
- KITCHEN WITH INTEGRATED NEFF APPLIANCES
- HUGE 27' LONG TOP FLOOR SUITE
- EN-SUITE AND WALK-IN WARDROBE



3 Bedroom House - Mid Terrace located in Shefford

COMPLETED UPPER CHAIN...

27' MASTER SUITE WITH EN-SUITE...

2 ADDITIONAL DOUBLE BEDROOMS...

UNDERFLOOR HEATING ON GROUND FLOOR...

2 ALLOCATED PARKING SPACES...

10 MINUTE DRIVE TO ARLESEY TRAIN STATION...

SOUTH FACING GARDEN...

6 YEARS BUILDERS WARRANTY REMAINING...

Built in 2020 this very spacious and light home still benefits from 6 remaining on the builders warranty.

With stylish living over 3 floors, the ground floor boasts underfloor heating, a high specification kitchen, spacious lounge/diner and cloakroom.

The first floor has 2 large double bedrooms and family bathroom.

The luxurious suite on the top floor has an en-suite shower room, a walk-in wardrobe and still plenty of additional space for further wardrobes/storage.

The south facing garden has gated access and there are 2 allocated parking spaces opposite the property, with ample visitor parking.

GROUND FLOOR

Entrance Hallway

Door to front aspect. Full height door to cupboard housing the water tank. Wood effect luxury vinyl flooring with underfloor heating. Staircase to first floor. Oak doors leading to:

Kitchen

13'1" x 6'0"

Window to front aspect with solid silestone pelmet. Fitted with a range of Rene Mackintosh Trend Shaker Painted Kitchen wall and base units in grey with complimentary solid silestone work surface and matching up-stand. Neff electric oven with induction hob, splash back and extractor hood. Inset one and a half bowl sink with drainer and swan neck mixer tap. Integrated Neff dishwasher and Neff upright fridge freezer. Space and plumbing for washing machine. Wall mounted boiler in matching wall unit. Ceramic tiled flooring with under floor heating.

Lounge/Dining Room

18'8" x 13'5"

Feature double glazed French doors with sidelight windows to rear aspect, fitted with thermal dual open blinds. Continuation of wood effect luxury vinyl flooring with under floor heating.

Cloakroom

Window to front aspect. White suite comprising: low level wc with concealed cistern and wall mounted wash hand basin. Half tiled walls and ceramic tiled flooring with underfloor heating.

FIRST FLOOR

Landing

Carpet. Oak doors leading to:

Bedroom 2

13'3" x 9'8"

Two windows to front aspect. Carpet.

Bedroom 3

13'3" x 10'11"

Two windows to rear aspect. Wooden wall panelling. Carpet.

Family Bathroom

White suite comprising: half tiled panelled bath, low level concealed cistern wc and wall mounted wash hand basin with tiled storage shelf. Shaver point, grey heated towel rail. Ceramic tiled flooring.

SECOND FLOOR

Bedroom1

27'7" x 10'2"

Dual aspect - window to front aspect and two velux windows to rear aspect. Full height door to walk-in wardrobe, fitted with shelf and rail. Loft access - partially boarded.

Oak door leading to:

En-suite

Window to front aspect. White suite comprising: Fully tiled large shower with glass door, low level concealed cistern wc and wall mounted wash hand basin with vanity unit. Shaver point, grey heated towel rail. Partially tiled walls, ceramic tiled flooring.

EXTERNAL

Front & Allocated Parking

Storm porch, external light and tap. Block paved parking area with two allocated parking spaces to the front of the property.

Rear Garden

Fence perimeter south facing aspect mainly laid to lawn. Garden shed, external light. Rear gated access.

Additional Material Information

Freehold

Service charge: circa £500 per annum

EPC: Rating B

Council Tax: Band D

Built in 2020, Builders warranty in place for 6 years

Mains utilities

Traditional brick and block construction





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Local Area

Situated in a secluded no through road location of well designed and built homes.

Shefford is a small town and civil parish in the county of Bedfordshire. Amongst the facilities in Shefford it has a fire station and bowls club. As well as this, it has various pubs and restaurants, including a Chinese takeaway, an award-winning Indian takeaway, a variety of restaurants and a fish and chip shop. Shefford has a supermarket, pharmacy, bakery and library. There is also a post office with sorting facilities. There is also an ironmonger's and a micro brewery.

The areas around Shefford are served by the middle school Robert Bloomfield Academy, Samuel Whitbread Academy, Shefford Lower School, Shefford Nursery, BEST nursery and Acorn Preschool.

Shefford has a Non-League football club Shefford Town & Campton F.C. who play at STMA (Digswell). There is also a Shefford Saints (Junior) FC where girls and boys from Shefford and the surrounding villages are able to join from the U5 Development squad up to U16 merging into the Adult team

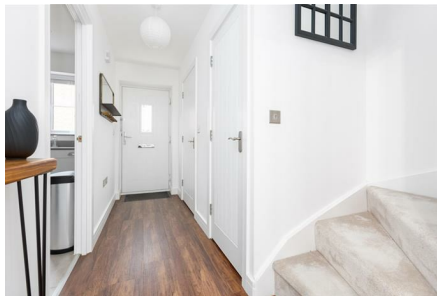
EXCELLENT COMMUTER LINKS:

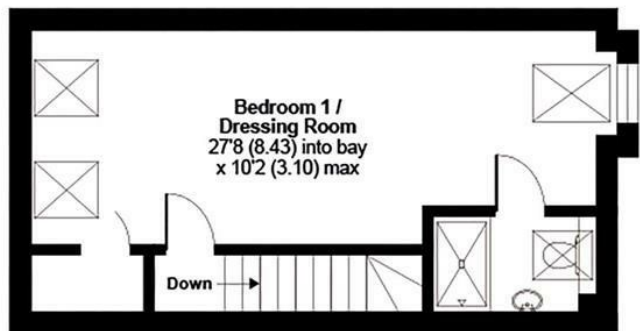
Scotgrange is located within close proximity to the A1M, allowing easy access into Central London in under an hour. Arlesey and Hitchin train stations are just a short drive away which also provide fast and convenient links to London Kings Cross, Cambridge, London Luton Airport and beyond.

Agents Note

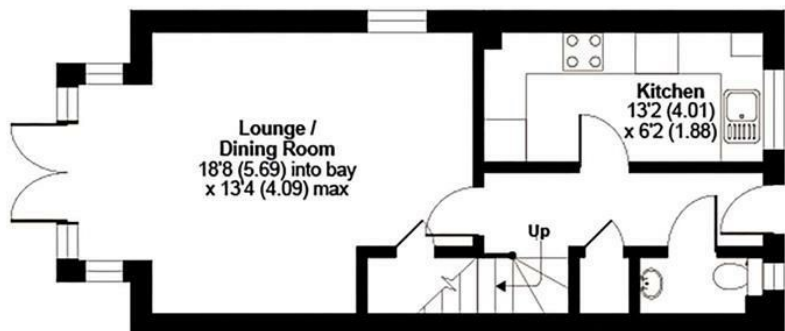
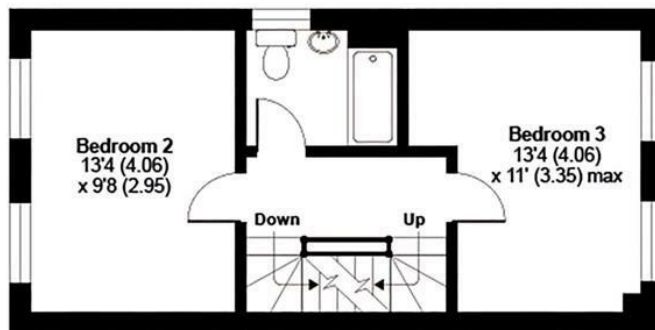
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These details are to be used as a guide only and their accuracy is therefore not guaranteed.





SECOND FLOOR



GROUND FLOOR

Total: 1145 sq ft / 106.2 sq m
For identification only – Not to scale

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Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.