



Whitecroft Road

Meldreth, Royston,
Cambridgeshire, SG8 6LS
Freehold - OIRO £600,000

country
properties

Located in the popular village of Meldreth, nestled within the Cambridgeshire countryside, this CHAIN FREE 3 bedroom link-detached bungalow is presented in excellent condition throughout. The property boasts versatility and offers all you could need to suit many, whether you are looking for a family home or downsizing. Accommodation comprises of; entrance hallway, inner hallway, shower room, good size lounge, separate kitchen/diner, sun room, two double bedrooms, en-suite and a further study/bedroom three. To the rear is an exceptional landscaped rear garden with a large patio area and timber summerhouse. The front of the property offers a single garage with brick workshop and timber workshop attached and a block paved driveway providing off road parking for multiple vehicles.

- Chain free!
- Three bedrooms (en-suite to master)
- Single garage with workshop
- Driveway for multiple vehicles
- Link detached bungalow
- Sun room
- Landscaped rear garden with timber workshop & summerhouse
- Council Tax band D / EPC rating C



Accommodation

Entrance Hallway

Airing cupboard housing hot water cylinder, radiator, doors to:-

Inner Hallway

Hatch to boarded loft with ladder, power and lighting, radiator, wall mounted gas boiler, doors to:-

Shower Room

Vanity unit incorporating WC and wash hand basin, double shower cubicle with rainfall shower and attachment over, heated towel rail, window to the side aspect.

Lounge

14' 6" x 12' 5" (4.42m x 3.78m)
French doors and window to sun room, feature fireplace, radiator.

Sun Room

13' 8" x 12' 3" (4.17m x 3.73m)
Two Velux windows, radiator, dwarf brick wall base with glazed surround, French doors onto rear garden, window to dining area, door to:-

Dining Area

12' 3" x 8' 3" (3.73m x 2.51m)
Window to the rear aspect, radiator, opening to:-

Kitchen

11' 2" x 8' 3" (3.40m x 2.51m)
Range of matching wall mounted and base level units with work surface over and inset stainless steel sink, integrated slimline dishwasher, washing machine, fridge/freezer, electric double oven with electric hob and extractor over, tiled splash back, door to entrance hallway.



Bedroom One

13' 1" x 10' 4" (3.99m x 3.15m)

Window to the front aspect,
radiator, range of fitted wardrobes,
radiator, door to:-

En-suite

Single shower cubicle, WC, wash
hand basin with vanity unit below,
built in storage cupboard, heated
towel rail, window to the front
aspect.

Bedroom Two

10' 4" x 9' 6" (3.15m x 2.90m)

Window to the side aspect, two
windows to the front aspect,
radiator, fitted wardrobes.

Bedroom Three

21' 5" x 5' 5" (6.53m x 1.65m)

Window to the rear aspect,
radiator, fitted wardrobes.



External

Rear Garden

Secluded and enclosed rear garden comprising of a large patio area ideal for entertaining with flower covered pergola leading to lawn with vegetable patch, potting area and an array of fully stocked borders around the garden.

Timber Summerhouse

12' 4" x 9' 4" (3.76m x 2.84m)
Carpeted, power and lighting, French doors with side panels onto garden.

Front

Block paved driveway providing off road parking for 5 + vehicles, with a variety of mature plant and shrub borders and hedge and fence boundaries.

Single Garage

15' 6" x 8' 0" (4.72m x 2.44m)
Double timber doors, power and lighting, opening to:

Brick Workshop

16' 4" x 7' 9" (4.98m x 2.36m)
Timber double doors onto garden, power and lighting, opening to:

Timber Workshop

19' 5" x 7' 9" (5.92m x 2.36m)
Power and lighting, workbench, three windows to the side aspect.





Approximate Gross Internal Area = 112.4 sq m / 1,210 sq ft
Garage / Shed = 39.5 sq m / 425 sq ft
Summer House = 11.0 sq m / 118 sq ft
Total = 162.9 sq m / 1,753 sq ft

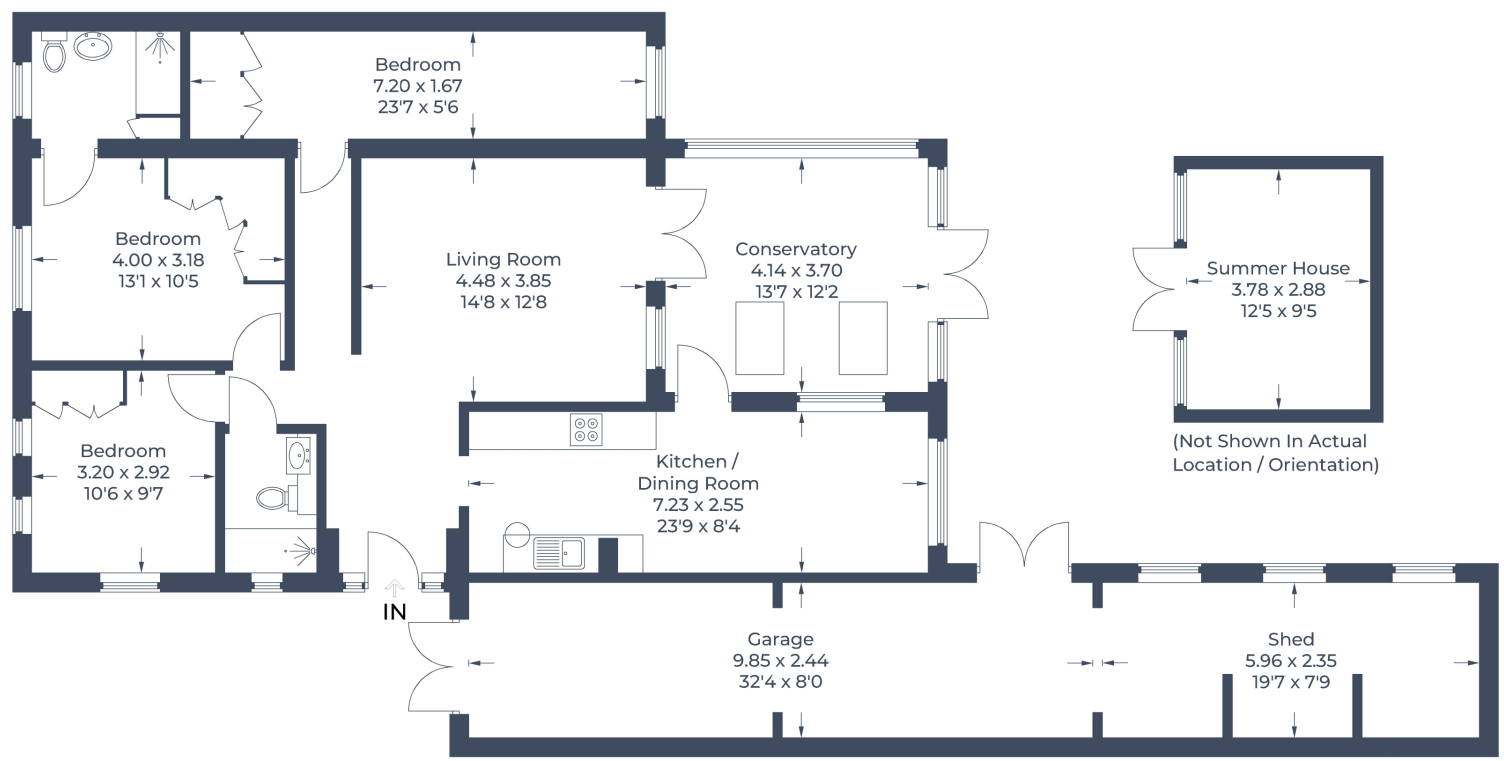


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	75	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.

Viewing by appointment only

Country Properties | 45, High Street | SG8 9AW

T: 01763 245121 | E: royston@country-properties.co.uk

www.country-properties.co.uk

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