



# Whitecroft Road

Meldreth, Royston,  
Cambridgeshire, SG8 6LS  
**Freehold £650,000**

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

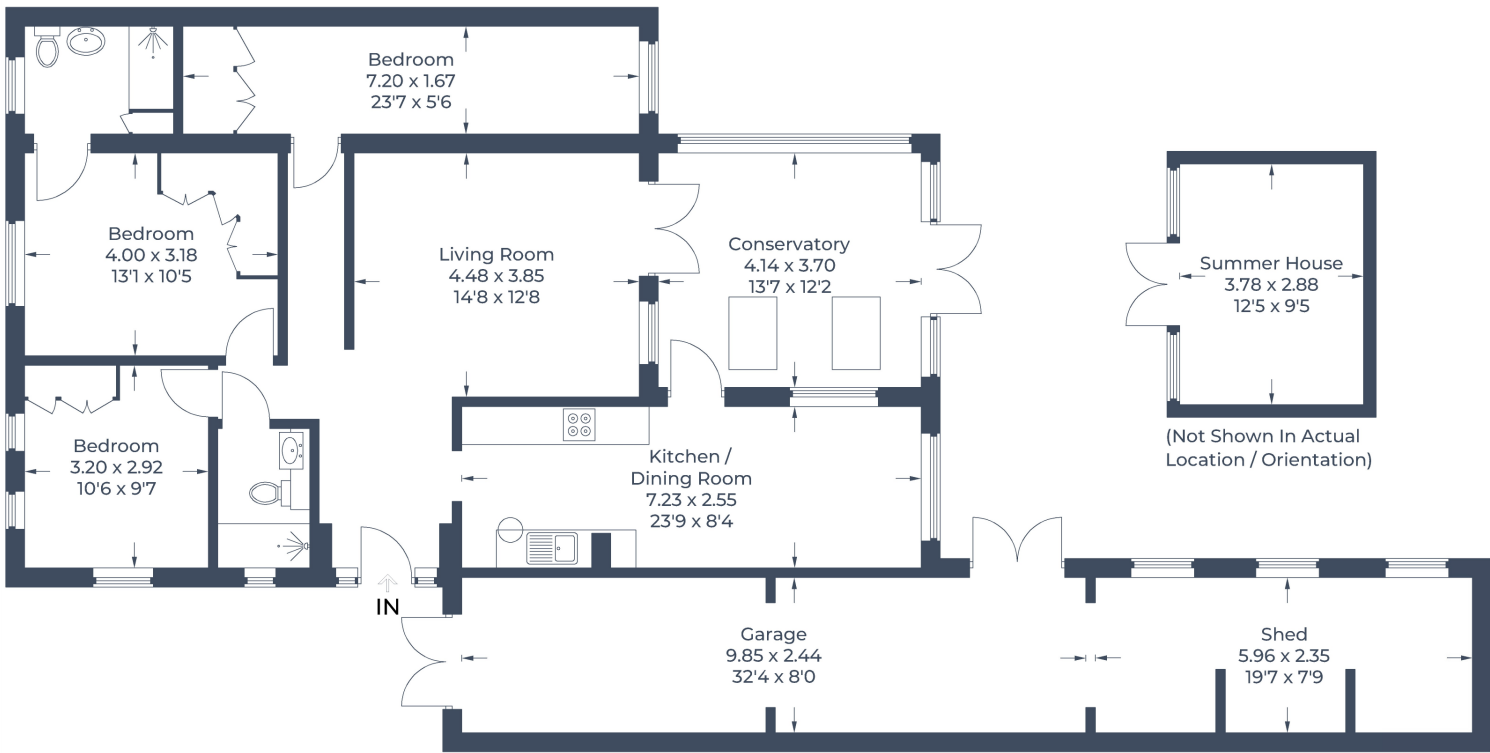
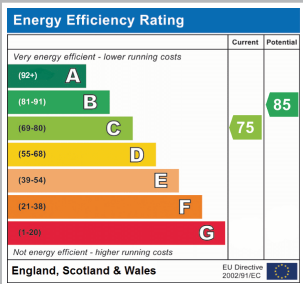


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Viewing by appointment only

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