



36, Halbery Croft

Meppershall,
SG17 5SR

offers in excess of £375,000

country
properties

The 'Thetford' is a beautifully presented three bedroom semi detached home built by Davidsons Homes on the popular 'Woodlands Rest' in the sought after hilltop village of Meppershall. Offering spacious and thoughtfully designed accommodation throughout and driveway parking. Ideally positioned with easy reach of village amenities, countryside walks and highly regarded schooling.

- Beautifully presented – a credit to the current owner – Just move in!
- 15ft open plan kitchen/dining room with integrated appliances
- Still retaining 10 year NHBC builders guarantee commenced 2023
- Downstairs cloakroom
- Family Bathroom with bath and separate shower
- Fantastic village location with an abundance of countryside walks on your doorstep – perfect for walking the dog
- Village amenities include bakers, post office, convenience store, community centre, 'Sugar Loaf' pub and schooling
- Fast rail links into the city via Arlesey Station a short drive away

Ground Floor

Entrance Hall

Enter via front door into Entrance hall. Stairs rising to first floor accommodation. Radiator. Door leading to

Living Room

14' 10" x 11' 11" (4.52m x 3.63m) Double glazed window to front. Radiator. Door into under stairs storage cupboard. Door into Inner lobby

Inner Lobby

Door into Cloakroom & Kitchen/Dining room

Cloakroom

Wall mounted wash hand basin. WC. Partially tiled walls. Radiator.

Kitchen/Dining Room

15' 2" x 14' 3" (4.62m x 4.34m) Tiled flooring. Double glazed French doors to rear with wing windows. A range of wall & base units with complementary work surfaces over. Electric oven with 4 ring gas hob & extractor hood over. Integrated fridge freezer. Integrated washing machine. Integrated dishwasher. Cupboard housing combination boiler. Radiator.



First Floor

Landing

Access to loft hatch. Airing cupboard. Doors to all bedrooms & family bathroom

Bedroom 1

13' 6" x 10' 0" (4.11m x 3.05m) Two double glazed windows to front. Built in wardrobes. Feature panelling. Radiator.

Bedroom 2

12' 1" x 7' 10" (3.68m x 2.39m) Two double glazed windows to rear. Built in wardrobes. Radiator.

Bedroom 3

10' 0" x 7' 10" (3.05m x 2.39m) Two double glazed windows to rear. Built in wardrobes. Radiator.

Family Bathroom

Obscure double glazed window to rear. Three piece suite comprising panel enclosed bath with mixer tap over. Double shower cubicle. Wash hand basin with vanity unit under. WC. Heated towel rail.

Outside

Rear Garden

Professionally landscaped rear garden. Porcelain patio. Mainly laid to lawn with raised sleeper beds enclosed by timber fencing & gated access to driveway.

Front Garden

Paved pathway leading to front door. Small garden area laid to established shrubs.

Agents Note

The owner advises there is a service charge of £200 per annum payable to 'Mead Fleet'.

We advise any buyer to confirm this information with their legal representative prior to exchange of contracts.

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk

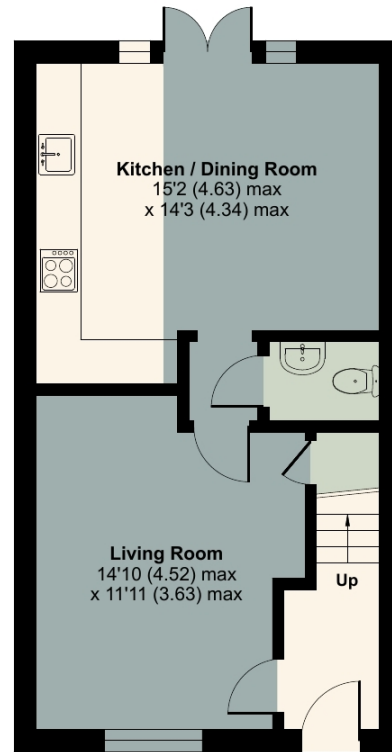
PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES



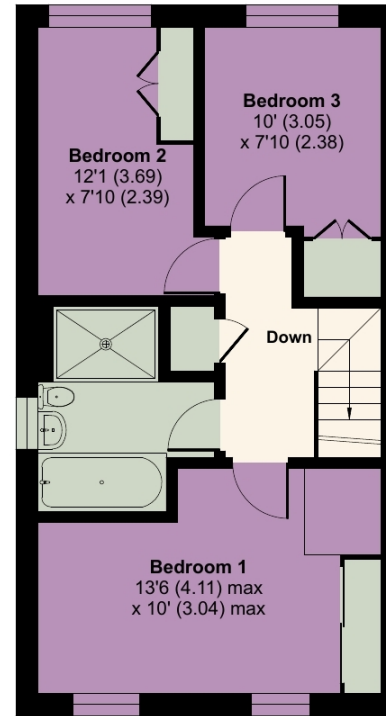


Approximate Area = 898 sq ft / 83.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Country Properties. REF: 1466142



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

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