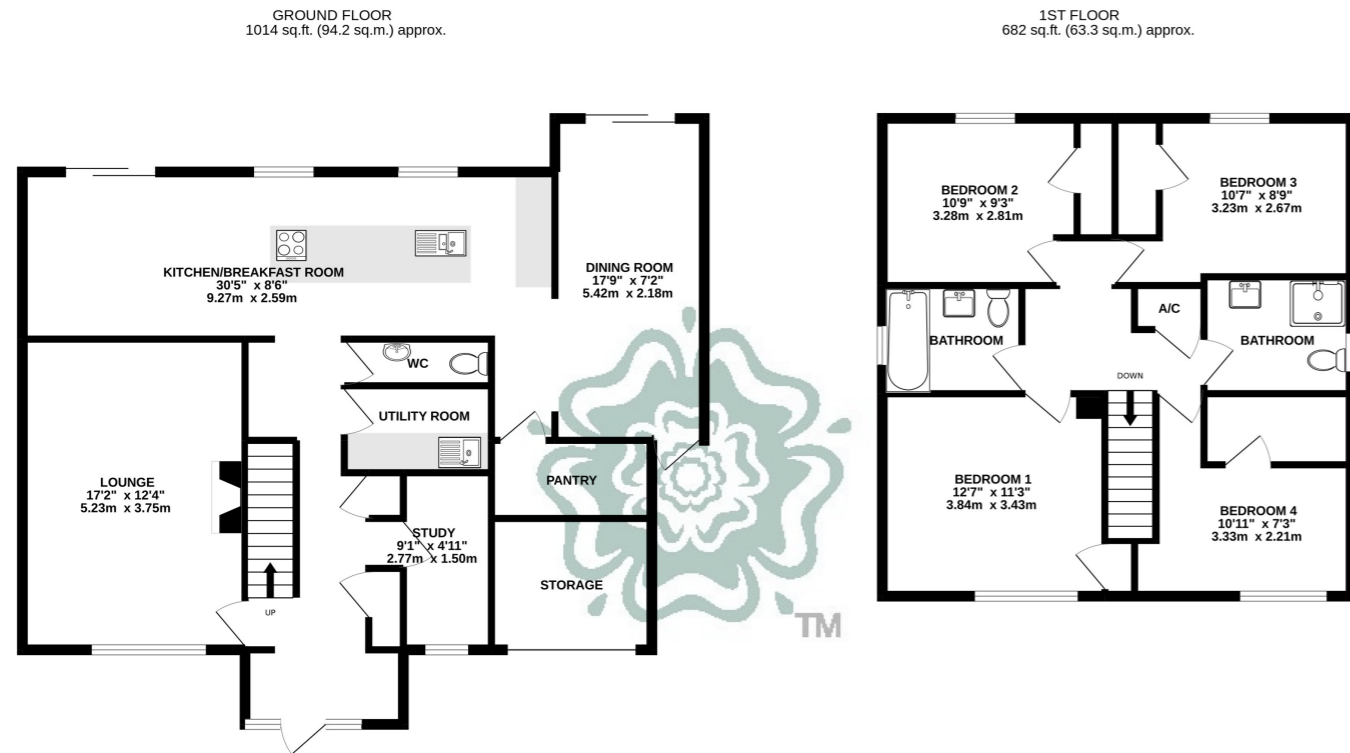


# Floor Plans



**TOTAL FLOOR AREA: 1696 sq.ft. (157.5 sq.m.) approx.**  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix ©2022



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.

## 78, Fallowfield

Amphill, Bedford,  
 MK45 2TS  
 £550,000

Viewing by appointment only

Country Properties | 1, Church Street | MK45 2PJ  
 T: 01525 403033 | E: amphill@country-properties.co.uk  
 www.country-properties.co.uk



# So much space!!! A detached four bedroom family home with off road parking for 3-4 cars in a popular Ampthill location.

- Four double bedrooms
- Two first floor bathrooms
- Recently renovated throughout
- Super kitchen family room with separate utility and pantry
- Garage store, plus off road parking for 3-4 cars
- Great family location, set in a quiet cul de sac

## Ground Floor

### Entrance Hall

Composite door, storage cupboards, radiator, Stairs rising to first floor accommodation.

### Cloakroom

Low level WC, wash hand basin, tiling to splashbacks, radiator.

### Lounge

17' 2" x 12' 4" (5.23m x 3.76m) Feature fireplace, radiator, double glazed window to front.

### Study

9' 1" x 4' 11" (2.77m x 1.50m) Double glazed window to front, radiator.

### Kitchen/Family Room

30' 5" x 9' 3" max (9.27m x 2.82m) A range of base and wall mounted units with central island/breakfast bar with work surfaces over, 1.5 bowl sink drainer unit with mixer tap over, integrated eyelevel double oven, space for dishwasher and fridge, sliding patio doors to garden, two double glazed windows to rear, radiator.

### Pantry Cupboard

7' 1" x 4' 7" (2.16m x 1.40m) Shelving.

### Dining Room

17' 9" x 7' 2" (5.41m x 2.18m) Double glazed patio door to rear, door to front/driveway, radiator, skylight window.

### Utility Room

8' 1" x 4' 10" (2.46m x 1.47m) A range of base and wall mounted units with work surfaces over, composite sink drainer unit, tiled splashbacks, space for tumble dryer and washing machine.

## First Floor

### Landing

Airing cupboard housing conventional boiler.

### Bedroom One

12' 7" x 11' 3" (3.84m x 3.43m) Double glazed window to front, radiator, fitted wardrobes.

### Bathroom One

A white suite comprising panelled bath with shower attachment over, wash hand basin, low level WC, part tiled walls, heated towel rail, double glazed window to side.

### Bedroom Two

10' 9" x 9' 3" (3.28m x 2.82m) max. Double glazed window to rear, radiator, walk-in wardrobe.

### Bedroom Three

10' 7" x 8' 9" (3.23m x 2.67m) Double glazed window to rear, radiator, walk in wardrobe.

### Bedroom Four

12' 5" x 7' 3" (3.78m x 2.21m) Double glazed window to front, radiator, access to loft, walk in wardrobe.

### Bathroom Two

A white suite comprising wash hand basin, walk in shower cubicle, low level WC, part tiled walls, heated towel rail, double glazed window to side.

## Outside

### Off Road Parking

Block paved driveway for 3-4 cars.

### Garage store

Power and light, up and over door.

### Rear Garden

South facing rear garden mainly laid to artificial grass, sleeper lined edging, decked seating area.

### N.B.

The vendor of this property is an occasional weekend member of staff for country properties.

### Directions

From the centre of Ampthill follow Dunstable Street onto Flitwick Road and take a left turn into Glebe Road and then the next right into Fallowfield.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDORS

AMPTHILL – is a Georgian market town steeped in history with connections to Henry VIII. Situated between Bedford and Luton it has a population of about 14,000. A regular market with local traders has taken place on Thursdays for centuries. The town has several lively pubs, a wide variety of very well-regarded restaurants, a Waitrose supermarket and a selection of small independent specialist shops and a small museum. A number of small businesses such as solicitors, estate agents, financial services, hairdressers, and music schools are located in town. Larger businesses are to be found on the commercial and industrial developments on the outskirts, along the town's bypass. Ampthill Great Park is beautiful, a great place to walk the dogs. There's a children's play area and a place to get a snack and a refreshment. It also hosts a three day music and family gala weekend in the summer. Ampthill also has a high concentration of public amenities, The local Upper School in Ampthill, Redborne School, is a very successful 13 - 18 school. There is a bus service to Bedford and a private bus to the excellent Harpur Trust schools. There is also a doctor's surgery, fire & ambulance stations. Ampthill benefits from excellent commuter links, located between junctions 12 and 13 of the M1, nearby the A6 links Luton to Bedford and the A421 an efficient road into Milton Keynes. Ampthill is twinned with Nissan Lez Enservne in France. There are also rugby, football, cricket and bowls clubs.

