Ampthill Road

Flitwick,
Bedfordshire, MK45 1BD
£535,000

COUNTRY PROPERTIES
PART OF HUNTERS

Set on the town outskirts, just 0.3 miles from the highly regarded Redborne Upper School and within 1 mile of Flitwick mainline rail station, this detached character home offers extended accommodation to include three separate receptions, attractive conservatory, fitted kitchen/breakfast room and ground floor cloakroom. There are four bedrooms and a modern family bathroom to the first floor. The large rear garden extends to approx. 115ft x 59ft and ample off road parking is provided via the hard standing frontage and garage with vehicular access at both front and rear. EPC Rating: E.

GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with opaque glazed inserts. Double glazed window to rear aspect. Stairs to first floor landing with storage cupboard beneath. Radiator. Doors to dining room, kitchen/breakfast room and to:

LIVING ROOM

Walk-in double glazed bay window to front aspect. Feature fireplace housing log burning stove set on hearth with mantel over. Two radiators. Coving to ceiling. Television point. Part glazed French doors with matching side panels to:

CONSERVATORY

Of part brick and double glazed construction. Double glazed French doors to side aspect. Wood effect flooring. Power and light. Radiator.

DINING ROOM

Two double glazed windows to front aspect. Radiator. Ornamental fireplace. Built-in storage cupboard.

KITCHEN/BREAKFAST ROOM

Double glazed windows to either side aspect. A range of base and wall mounted units with work surface areas incorporating sink unit with swan neck mixer tap. Wall tiling. Breakfast bar. Space for cooker and fridge/freezer. Space and plumbing for dishwasher. Tile effect flooring. Radiator. Serving hatch to dining room. Multi pane opaque glazed door to:

LOBBY

Part opaque double glazed door and window to side aspect. Cold water tap. Doors to family room and to:

CLOAKROOM

Opaque glazed window to side aspect. Two piece suite comprising: Low level WC and corner wash hand basin with tiled splashback. Radiator. Space and plumbing for automatic washing machine.

FAMILY ROOM

Double glazed windows to either side aspect. Radiator.

FIRST FLOOR

LANDING

Double glazed window to rear aspect. Radiator. Hatch to loft. Built-in cupboard housing hot water tank. Doors to all bedrooms and family bathroom.

BEDROOM 1

Double glazed window to front aspect. Radiator. Television point. Ceiling fan/light.

BEDROOM 2

Double glazed window to rear aspect. Radiator.

BEDROOM 3

Two double glazed windows to front aspect. Fitted wardrobes with mirrored sliding doors. Radiator.

BEDROOM 4

Double glazed window to side aspect. Radiator.

FAMILY BATHROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Bath with wall mounted shower unit over, low level WC with concealed cistern and wash hand basin with storage cupboard beneath. Wall and floor tiling. Chrome effect heated towel rail. Recessed spotlighting to ceiling. Shaver socket.

OUTSIDE

REAR GARDEN

115' x 59' max. inc. conservatory (35.05m x 17.98m max. inc. conservatory) Large patio area. Mainly laid to lawn. A variety of trees, plants and shrubs. Two log stores. Storage container. Potting shed (greenhouse available by separate negotiation). Outside lighting and power point. Enclosed by fencing.

GARAGE

Metal up and over door to front and timber double opening doors to rear. Power and light.

OFF ROAD PARKING

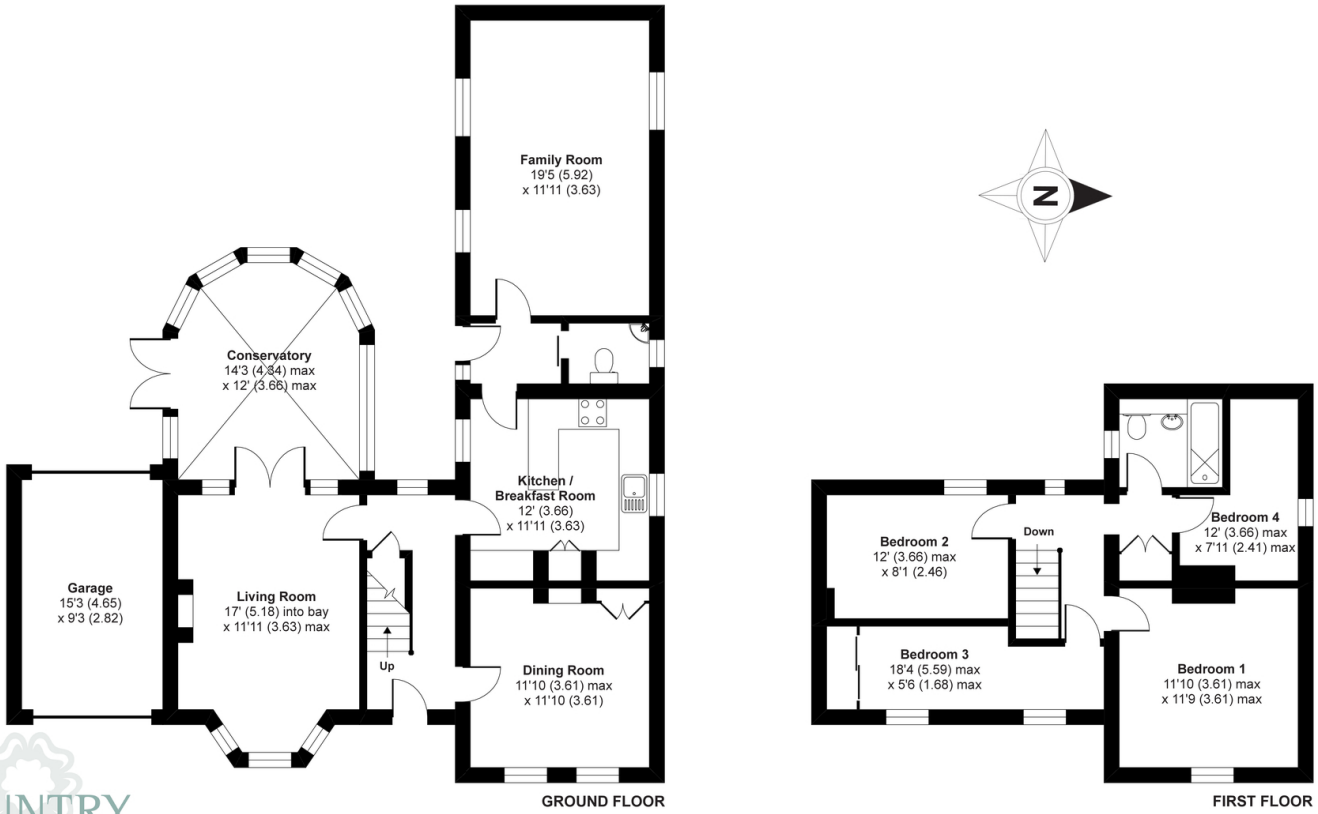
Hard standing providing off road parking for several vehicles.

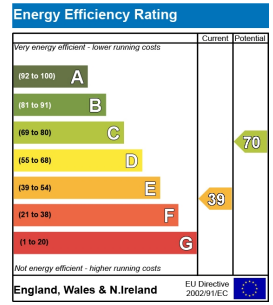
Current Council Tax Band: E.

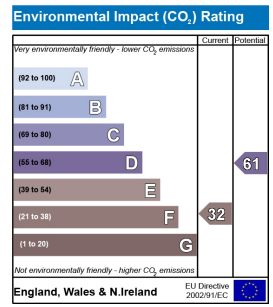
WHAT'S THE NEXT STEP TO PURCHASE THIS PROPERTY?

Once you have viewed the property and made an acceptable offer, we will need the following before the property can be removed from the market;
Proof of your ability to purchase: A Mortgage Agreement in Principle with proof of deposit/Evidence of cash to purchase/Evidence of equity from sale (as applicable).
ID: A copy of a passport and drivers licence for each purchaser are ideal, if both of these are not available, one can be substituted for a recent utility bill/bank statement.
Details of the solicitor/conveyancer acting for you in your purchase.
A signed copy of our Supplier List & Referral Fee Disclosure Form.
We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.

APPROX. GROSS INTERNAL FLOOR AREA 1750 SQ FT 162.5 SQ METRES (INCLUDES GARAGE)







COUNTRY PROPERTIES
PART OF HUNTERS

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2019 Produced for Country Properties REF : 458572

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 | 3 The Russell Centre, Coniston Road | MK45 1QY
T: 01525 721000 | **E:** flitwick@country-properties.co.uk
www.country-properties.co.uk

COUNTRY PROPERTIES
PART OF HUNTERS