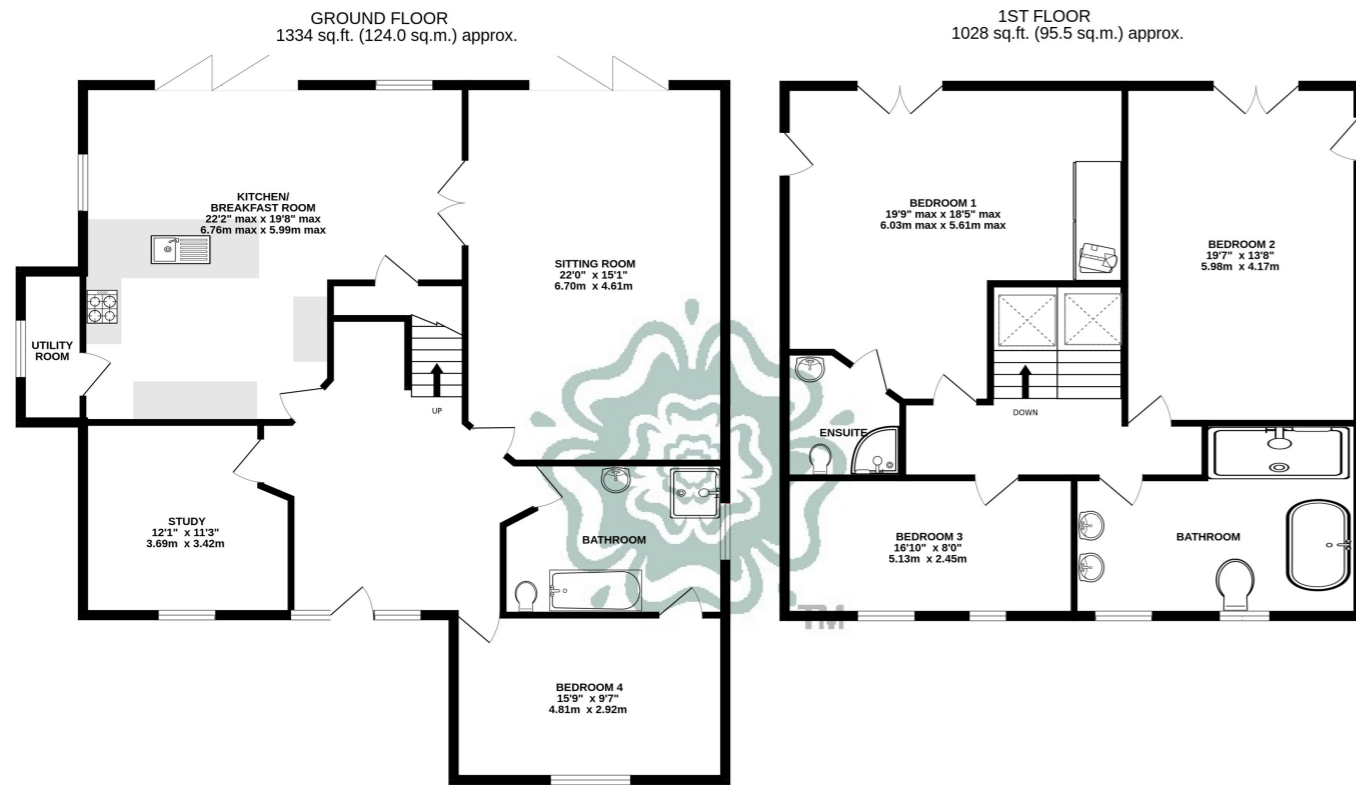


Floor Plans



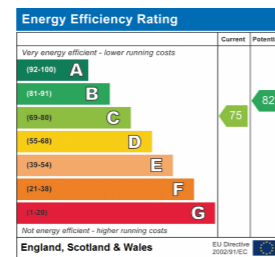
TOTAL FLOOR AREA: 2171sq.ft. (201.7 sq.m.) approx.

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.
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Treetops

90a, Clophill Road, Maulden, Bedfordshire,
MK45 2AD
£860,000



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



'Treetops' is a truly stunning, modern family residence set in an elevated position with far reaching panoramic views overlooking the open countryside. Spacious accommodation throughout with a total square footage of approximately 2171 sq. ft. - this property is a real must see!

- 150ft south facing rear garden.
- Four double bedrooms.
- Shingled driveway providing ample off-road parking.
- 22ft lounge and separate study.
- 22ft substantial kitchen/breakfast room with bi-folding doors.
- 'Self cleaning' windows with solar control glass.

Ground Floor

Entrance Hall

An extremely spacious reception hall with a solid oak entrance door the front with 'smart glass' side panels, oak internal doors throughout, dog legged stairs rising to first floor with glass balustrade.

Sitting Room

22' 0" x 15' 1" (6.71m x 4.60m) Bi-folding doors providing lots of natural light and far-reaching rural views, radiator.

Kitchen/Breakfast Room

22' 2" x 19' 8" (6.76m x 5.99m) A range of base and wall mounted units with quartz work surfaces over and matching peninsula, 1.5 basin sink and drainer, integrated split-level double oven and microwave, four ring induction hob with extractor fan over, integrated fridge freezer and dishwasher, bi-folding doors opening to the rear garden overlooking stunning views, water underfloor heating, under stairs cupboard.

Utility Room

Integrated washing machine and tumble dryer, wall mounted gas boiler, double glazed window to the side.

Study/Family Room

12' 1" x 11' 3" (3.68m x 3.43m) Double glazed window to the front, radiator.

Bedroom Four

15' 9" x 9' 7" (4.80m x 2.92m) High vaulted ceiling, double glazed window front, radiator.

Ground Floor Bathroom

Accessible via the bedroom and the entrance hall is this four piece suite comprising of a free-standing bath and separate shower cubicle, low level WC, wash hand basin with unit under, vertical radiator, double glazed window to the side.

First Floor

Landing

Vaulted ceiling with two Velux windows, doors to:

Bedroom One

19' 9" x 18' 5" (6.02m x 5.61m) High vaulted ceiling double doors opening to the Juliet balcony overlooking the beautiful rear aspect, a range of fitted wardrobes, eaves storage, radiator.

Ensuite

A suite comprising of a shower cubicle, low level WC and a wash hand basin.

Bedroom Two

19' 8" x 13' 7" (5.99m x 4.14m) High vaulted ceilings with double doors to the rear opening to the Juliet balcony, eaves storage, radiator.

Bedroom Three

16' 10" x 8' 0" (5.13m x 2.44m) Vaulted ceiling, two double glazed windows to the front, radiator.

Family Bathroom

A spacious suite comprising of a free-standing bath and a large shower cubicle, low level WC, twin wash hand basin's with unit under, two double glazed windows to the front.

Outside

Frontage

A gravelled driveway providing off road parking for several vehicles with the benefit of a 7kw 'Pod Point' car charging point, hedge and fence borders as well as well stocked plant beds and a mature Eucalyptus tree.

Rear Garden

A substantial south facing rear garden with a breath-taking outlook over the open countryside, mainly laid to lawn with mature trees and shrub borders. There is an elevated decked seating area to the rear of the property with bi-folding doors opening from both the kitchen/diner and the sitting room creating seamless indoor/outdoor living.

Directions

Entering Maulden via Snow Hill into Amptill Road and then continue onto Clophill Road and 'Treetops' is on the right hand side.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDORS

MAULDEN – This pretty village has a branch of Budgens convenience store open 7 days a week, also pubs and eateries (The George, The White Hart - a 17th Century thatched centrepiece of the village). It has a primary school, Maulden Lower School with after school club. Middle and Upper schools are at Amptill. There is also a Pre-School private nursery (Tudor Court). Borders Maulden woods and Greensands walks. There are excellent transport links with access to the M1, junction 12, (6 miles) and main-line rail services, (Flitwick Station 2.6 miles), with journey time to London St Pancras under 50 minutes. Luton Airport is just three junctions south on the M1 and around 18 miles away for travel further afield.

