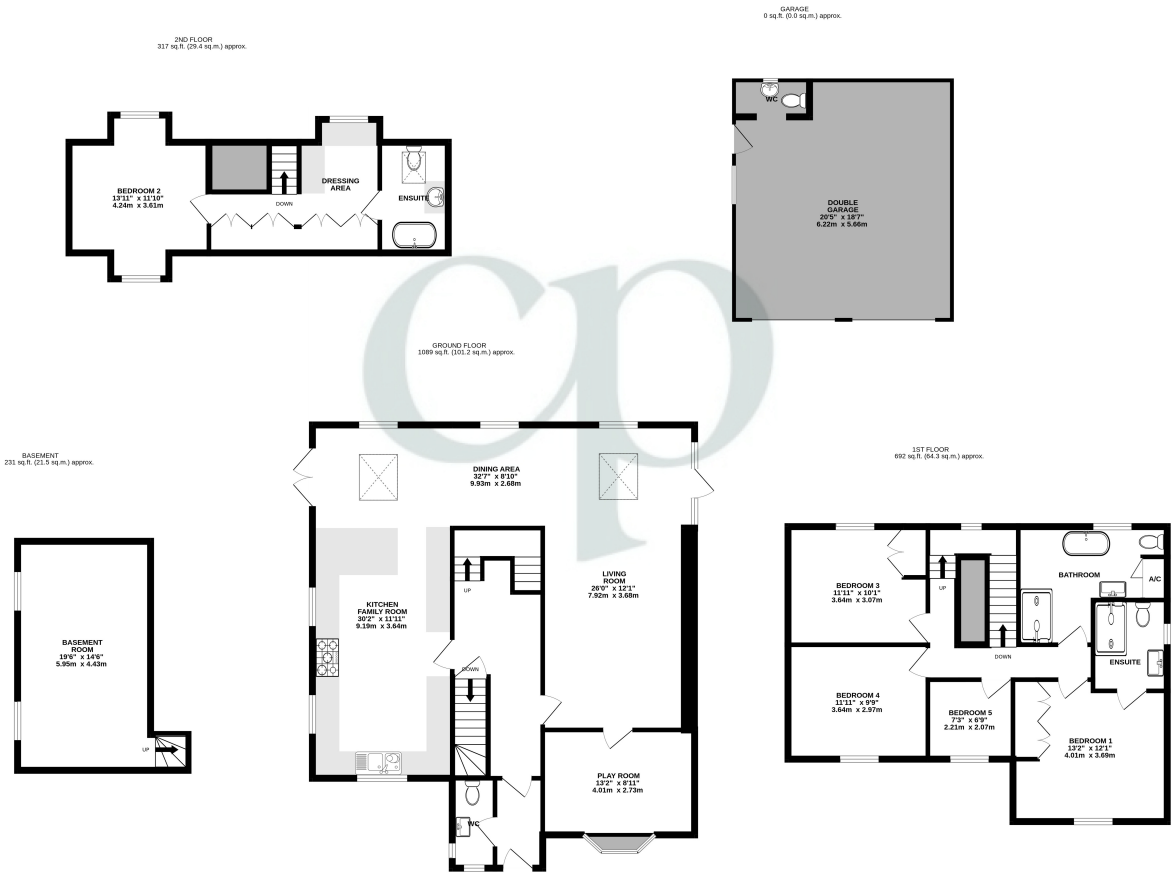




TOTAL FLOOR AREA : 2329 sq.ft. (216.4 sq.m.) approx.

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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Energy Efficiency Rating		
Very energy efficient - lower running costs		
(88+)	A	84
(81-91)	B	
(69-80)	C	64
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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

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

Spanning in excess of 2,300 sqft over 4 floors excluding the double garage, this beautifully presented 5 bed detached family home tucked away on one of the charming back streets of the town centre, is only a stone's throw from all the amenities and green spaces the Georgian market town of Ampthill has to offer.

- 4 double bedrooms and 1 single bedroom
- Detached double garage
- Off-road parking
- Beautifully presented throughout
- Highly regarded local school catchment
- Town centre location

Ground Floor

Entrance Porch

UPVC front door, double glazed window to front and side, radiator.

Entrance Hall

Stairs to upstairs, stairs to basement, cast iron style radiator.

Cloakroom

Double glazed window to front and side, towel rail, part tiled to splashback areas, a white suite comprising of wash hand basin and low level w/c, backlit vanity mirror.

Living Room

Backlit inbuilt media wall, two full height radiators.

Dining Room

Double glazed window to side and rear, two skylights to rear with integrated blinds, door to side access, full height radiator.

Play Room

Bay fronted double glazed window to front with shutters, radiator.

Kitchen/Family Room

Double glazed window to front and side with shutters, skylight to rear, french doors to garden with integrated blinds, a range of base and wall mounted units with quartz work surfaces over, double belfast sink and drainer with quooker hot tap, stepped peninsula with breakfast bar, integrated range cooker, dish washer, washing machine, tumble dryer and american style fridge freezer, radiator.

Basement

Storage/Reception Room

Stairs down from entrance hall, two double glazed light well windows to side, understairs cupboard, two radiators.



First Floor

Landing

Double glazed window to rear with integrated blind, cast iron style radiator.

Bedroom One

Double glazed window to front with shutters and integrated blinds, fitted wardrobes, radiator.

Ensuite

Double glazed window to side, fully tiled, backlit vanity mirror, a white suite comprising of wash hand basin, low level w/c and walk in shower cubicle, towel rail.

Bedroom Three

Double glazed window to rear with shutters and integrated blinds, fitted wardrobes, radiator.

Bedroom Four

Double glazed window to front with shutters and integrated blinds, radiator.

Bedroom Five

Double glazed window to front with shutters and integrated blinds, radiator.

Family Bathroom

Double glazed window to rear with shutters, part tiling to splashback areas, a white suite comprising of a freestanding bath, wash hand basin, low level w/c, walk in shower, backlit mirror, airing cupboard housing water tank and gas boiler, towel rail.

Second Floor

Bedroom Two

Double glazed window to front and rear including shutters and blinds, cast iron style radiator.

Dressing Area

Double glazed window to rear with shutters and integrated blinds, speakers in ceiling, fitted wardrobes and dressing table, cast iron style radiator.

Ensuite

Skylight to rear with integrated blinds, backlit vanity mirror, speakers in ceiling, white suite comprising of freestanding bath, with telephone mixer attachment, wash hand basin, low level w/c, fully tiled, towel rail.

Outside

Rear Garden

Split level landscaped private walled rear garden with lawn, shrub borders, patio and bark play areas.

Detached double garage

Electric roller shutter door, wash hand basin and plumbing for w/c.

Parking

Off-road parking for numerous cars.

NB

PLEASE NOTE THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDOR

