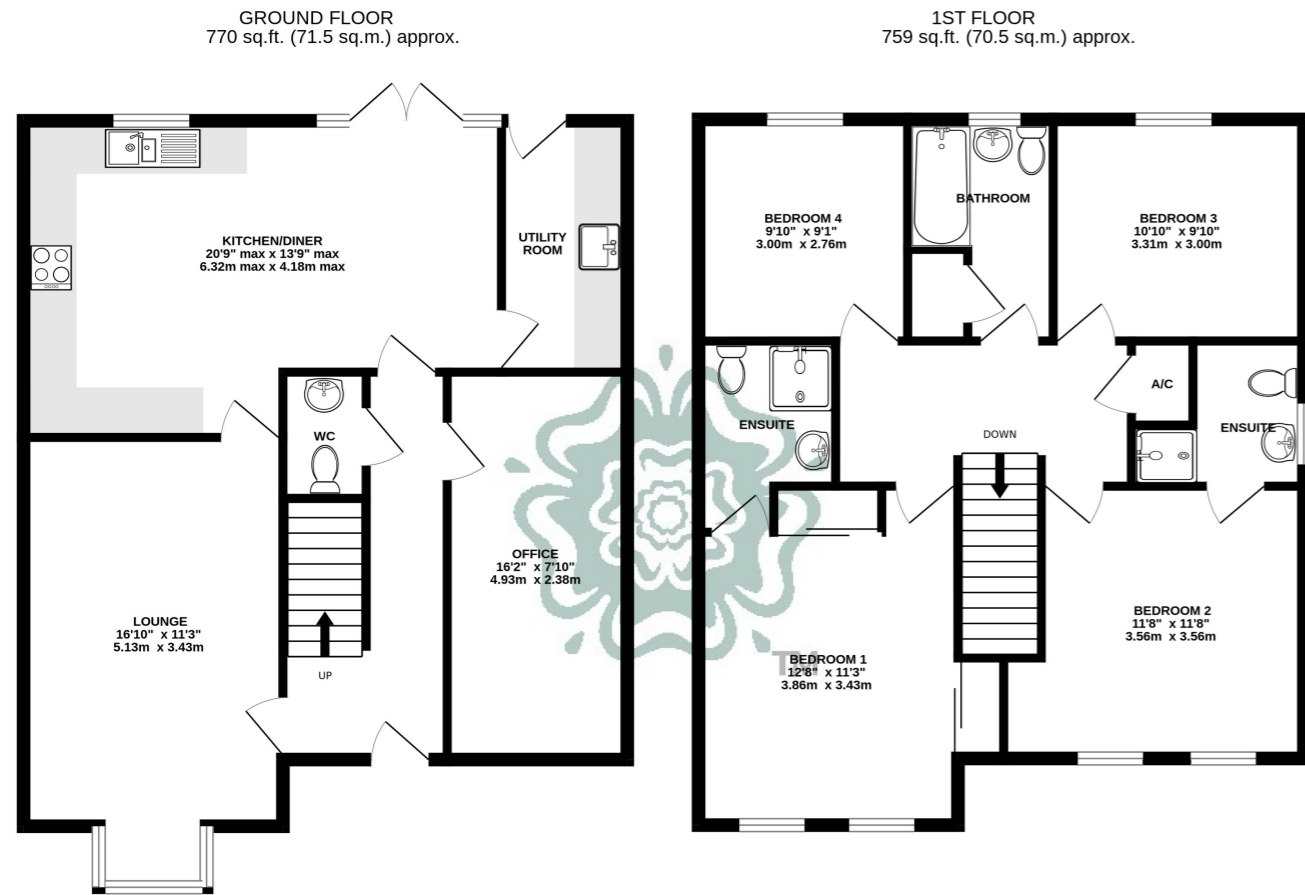


Floor Plans



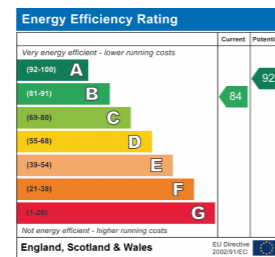
TOTAL FLOOR AREA: 1529 sq.ft. (142.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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4, Upper Lawn

Amphill, Bedfordshire,
MK45 2GX

Offers in Excess of £525,000



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: amphill@country-properties.co.uk
 www.country-properties.co.uk



A beautifully presented detached home with four double bedrooms and three bathrooms, with the benefit of off-road parking and a garden room perfect for working from home! All within a short distance to locals amenities, schools and The Firs Nature Reserve.

- No onward chain.
- Off-road parking.
- Highly regarded local schools.
- Four double bedrooms.
- Converted garage creating extra reception room.
- Short distance to The Firs Nature Reserve.

Ground Floor

Entrance Hall

Composite entrance door, radiator.

Cloakroom

A suite comprising of a low level WC, wash hand basin, radiator.

Lounge

16' 10" x 11' 3" (5.13m x 3.43m) Double glazed bay window to the front with shutters, radiator.

Study/Converted Garage

16' 2" x 7' 10" (4.93m x 2.39m) Conventional gas boiler, radiator.

Kitchen/Diner

Max. 20' 9" x 13' 9" (6.32m x 4.19m) A range of base and wall mounted units with stone work surfaces over, 1.5 basin stainless steel sink and drainer with mixer tap, integrated split-level ovens and microwave plus electric hob and extractor over, integrated fridge freezer and dishwasher, double glazed window and French doors to the rear, two radiators.

Utility

A range of base and wall mounted units with stone work surfaces over, stainless steel sink with mixer tap, space and plumbing for washing machine and tumble dryer, door to garden.

First Floor

Landing

Access to loft, radiator.

Bedroom One

12' 8" x 11' 3" (3.86m x 3.43m) Fitted wardrobes, two double glazed windows to the front with shutters, radiator.

Ensuite

A suite comprising of a shower cubicle, low level WC, wash hand basin, heated towel rail.

Bedroom Two

11' 8" x 11' 8" (3.56m x 3.56m) Two double glazed windows to the front with shutters, radiator.

Ensuite Two

A suite comprising of a shower cubicle, low level WC, wash hand basin, radiator, double glazed window to the rear.

Bedroom Three

10' 10" x 9' 10" (3.30m x 3.00m) Double glazed window to the rear, radiator.

Bedroom Four

9' 10" x 9' 1" (3.00m x 2.77m) Double glazed window to the rear, radiator.

Bathroom

A suite comprising of a panelled bath with shower over, low level WC, wash hand basin, heated towel rail, storage cupboard, double glazed window to the rear.

Outside

Rear Garden

A landscaped, north facing rear garden with patio seating areas, raised sleeper-lined lawn area, sheds and a garden room.

Parking

Off-road parking for three cars.

Directions

From the centre of Ampt Hill take Woburn Street to the T junction and turn left. Continue straight over the roundabout, turn left into Rye Field and follow the road around to the left and turn left on to Upper Lawn.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDOR

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. Ampt Hill 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. Ampt Hill also has a high concentration of public amenities, The local Upper School in Ampt Hill, 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. Ampt Hill 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. Ampt Hill is twinned with Nissan Lez Enserune in France. There are also rugby, football, cricket and bowls clubs.

