

TALISMAN

PROPERTY AGENTS



Guide Price: £400,000 to £410,000

Cleavers Edge, Ampthill, Central
Bedfordshire, MK45 2FA

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- Incredibly sought after location
- Positioned overlooking gorgeous countryside views from the nature reserve
- Situated within a popular historic town
- Three-bedroom family home held to an immaculate standard
- Spacious living room with inset fireplace
- Stunning kitchen/diner with a range of integrated appliances
- En-suite to master, family bathroom and cloakroom
- Utility
- Large re-landscaped and low maintenance private rear garden
- Tandem style driveway providing off-road parking

Council Tax Band: C

Main Description

Nestled within the highly sought after road of Cleavers Edge is this immaculate, three-bedroomed home, perfectly positioned to overlook the gorgeous countryside views of the nature reserve. This home is a great suit for starter families, first time-buyers, second stepper movers and downsizers, overall, a fantastic opportunity for many. The property comprises of a spacious lounge with electric inset fireplace, stunning kitchen/diner with a range of integral appliances and patio doors which lead to the re-landscaped, low maintenance and private rear garden of generous size, utility and cloakroom on the ground floor level. The first floor accommodation offers a master bedroom with a large built in sliding door wardrobe and air conditioner with en-suite. Bedroom two is beautifully presented with contemporary wall panelling and neutral colours, and bedroom three makes for a fantastic study, dressing room or single bedroom with built in storage available. The family bathroom is a modern three piece suite with a lovely wall hanging, vanity hand wash basin. Other external offerings consist of a tandem style driveway which provides great off-road parking, and the front of the property has delightful curb appeal with established patio pathway, picket fence enclosure and delicately laid shingle borders.

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Rooms & Dimensions

Entrance hall:

UPVC door with double glazed obscured window upon entry, radiator and staircase leading to first floor accommodation.

Door off to:

Lounge:

3.65m x 4.37m (12' 0" x 14' 4") UPVC double glazed window to front aspect, inset electric fireplace, understairs storage cupboard and radiator X2.

Kitchen / Diner:

3.64m x 3.71m (11' 11" x 12' 2") UPVC double glazed patio door leading to rear garden with double glazed windows on both sides and tiled flooring. A range of matching base and eye level units with worktop. Integrated Bosch oven & grill, built in fridge/freezer, 1 & 1 half bowl composite sink, built in dishwasher and four ring induction hob with stainless steel extractor over. Recessed ceiling lights, and radiator.

Utility:

1.02m x 1.97m (3' 4" x 6' 6") Matching base and eye level units with worktop, cupboard housing gas fired boiler, space and plumbing for washing machine and tiled flooring.

Cloakroom:

Two-piece suite comprising of WC, hand wash basin, radiator and tiled flooring.

Staircase & Landing:

Loft hatch, fitted carpet and doors off to:

Master bedroom:

2.94m x 2.78m (9' 8" x 9' 1") UPVC double glazed window to rear aspect, large built in sliding door wardrobe, air conditioner, radiator and fitted carpet. Door off to en-suite.

En-suite:

UPVC double glazed obscured window to rear aspect. Three-piece suite comprising of fully enclosed shower, hand wash basin and WC with tiling to splash back areas. Recessed ceiling lights and white towel radiator.

Bedroom 2:

2.69m x 3.11m (8' 10" x 10' 2") UPVC double glazed window to front aspect, contemporary style wall panelling, karndean flooring and radiator.

Bedroom 3:

L shaped 1.99m x 0.89m x 3.57m (6' 6" x 11' 9") UPVC double glazed window to front aspect, over stairs storage cupboard, radiator and fitted carpet.

Family bathroom:

UPVC double glazed obscured window to side aspect. Three piece suite comprising of panel bath with shower over, WC, wall hung vanity hand wash basin with cabinet, and tiling to splash back areas. Recessed ceiling lights and white towel radiator.

(Externally)

Rear garden:

Low maintenance rear garden, fully enclosed by timber fencing, laid mainly to turf with block paved edging and timber decking, fantastic for al-fresco dining and outdoor entertaining. Timber shed with power connected, raised plant borders, outdoor tap and gated side access leading to the driveway and front of the property.

Driveway:

Tandem style driveway providing off-road parking and gated side access to the rear garden.

Front:

Patio walkway leading to front door entrance, picket fencing enclosure with delicately laid shingle areas, outdoor light.

Agent's notes:

- The property is 4-years old.
- The vendors pay an annual maintenance charge of £200.
- The property has a remaining 6 years of NHBC warranty.

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Location

Amphill is a historic market town lying just 7 miles south from Bedford, and is sheltered on one side by the magnificent green hills of the Greensand Ridge. The town is renowned for its proud history and heritage, which is gracefully preserved through the town's beautiful Georgian & thatched buildings and historical sites. Some honourable mentions for the historical sites include the famous ruins of the 17th century Houghton House, commanding magnificent views, Amphill Park, which from the 14th century, was a royal lodge and hunting park. Residents of the town can explore this 160-acre parkland at their leisure, as the park was opened to the public after the second world war.

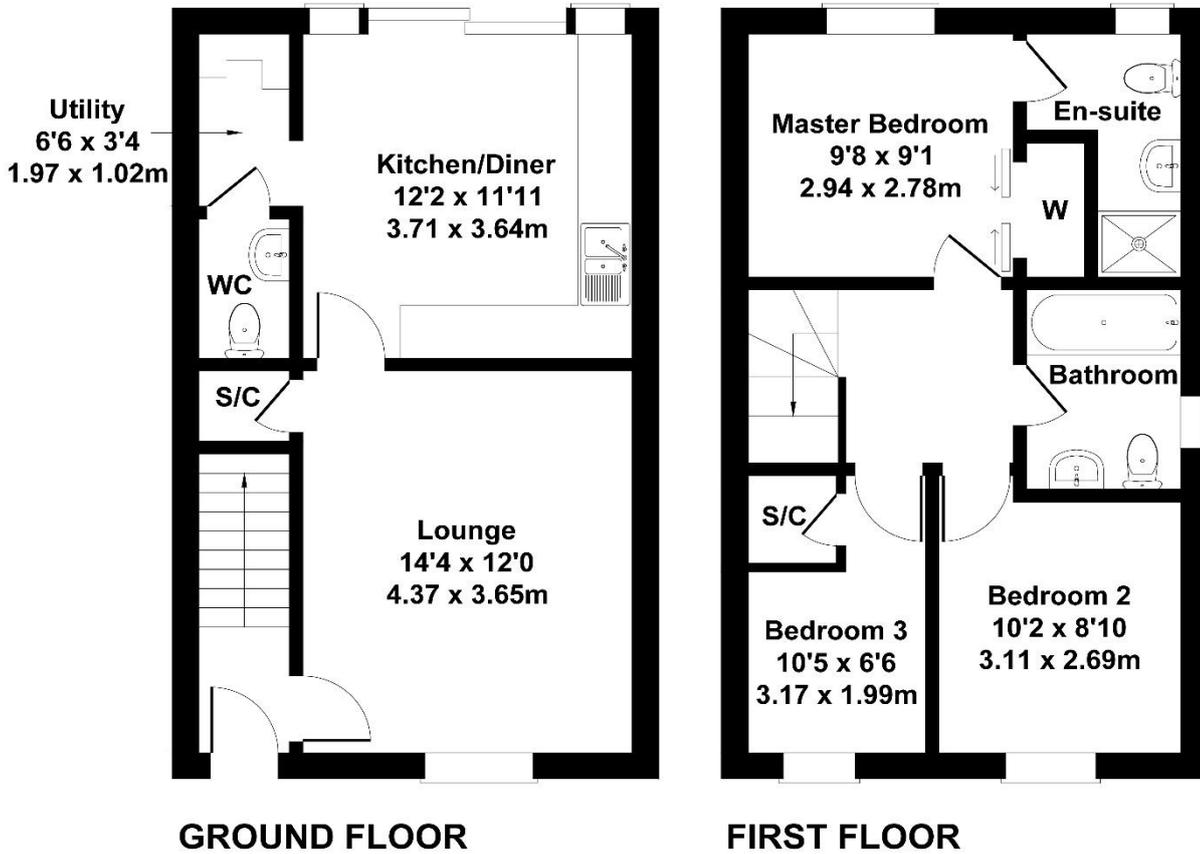
Amphill is also highly regarded as a rich spot for walkers and wildlife spotters. Enjoy walking and cycle routes through the blissful woodlands, hills and country lanes of the Greensand Ridge. Amphill is also close to some of Bedfordshire's top attractions such as the Abbey and safari park in Woburn, and Center Parcs in Woburn Forest.

Residents of the area share pride for their thriving town, which contains a wealth of shops, pubs and restaurants, and a market which is held every week, and has been for the last 800 years, being first held in 1219, when the town was granted a charter for a weekly market. Lively events are also held annually, such as festivals which include live music of either rock or pop performances and even opera. There are enough schools within the town to suit all ages, with two lower schools, a middle school and upper school, all of which have received 'Good' Ofsted ratings, plus plenty of nurseries as well. Amphill is located along the A507 and is within proximity to the A6 and M1, with the nearest railway station being situated 1.6 miles away in Flitwick, which provides regular journeys to St Pancras International in as little as 41 minutes, as well as regular bus journeys from the town to Bedford, Flitwick, Milton Keynes and Dunstable. London Luton airport can also be reached in less than half an hour's drive.

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Approximate Gross Internal Area
850 sq ft - 79 sq m



Not to Scale. Produced by The Plan Portal 2024
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EPC Rating: B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B	84	
(69-80)	C		
(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	

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Nearby schools, amenities & transport links:

Local schools:

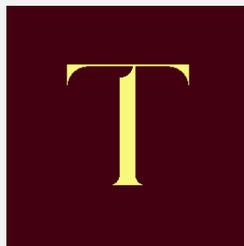
- Russell Lower School
- The Firs Lower School
- Alameda Middle School
- Redborne Upper School

Amenities:

- Waitrose & Partners (Supermarket)
- Ampthill Post Office
- Shell (Petrol station) (Via Ampthill Rd, Flitwick)

Transport links, main roads & motorways:

- A6 & M1(M)
- Flitwick Railway Station (1.6 miles)
- London Luton Airport (under half an hour drive via the M1(M))



Talisman Property Agents

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