



TOTAL FLOOR AREA: 783 sq.ft. (72.8 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.  
Made with Metropix ©2020

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: [amptill@country-properties.co.uk](mailto:amptill@country-properties.co.uk)  
[www.country-properties.co.uk](http://www.country-properties.co.uk)



Tucked away in the highly desirable Cedar Close, this lovely two bedroom semi-detached bungalow offers seamless single storey living. Featuring a thoughtful ground floor extension, the property provides impressive reception space and a bright, airy flow throughout. A rare opportunity to secure a spacious, lateral home in one of Amptill's most sought after locations.

- Only a short distance to Amptill's town centre and local amenities.
- Onward chain already in place.
- Off-road parking for multiple cars.
- Two double bedrooms and shower room.
- Large 20ft lounge/diner & separate kitchen both opening onto the conservatory.
- Single storey future proof living

GROUND FLOOR

Entrance Hall

Accessed via front entrance door, access to loft, radiator.

Lounge/Diner

Sliding patio door to conservatory, Radiator.

Kitchen

Double glazed window to side, a range of base and wall mounted units with work surfaces over, 1 & 1/2 sink and drainer with mixer tap over, space for fridge freezer, dishwasher and washing machine, integrated split level ovens, electric hob, extractor, radiator, sliding patio doors to conservatory.

Conservatory

Electric storage heaters, sliding patio doors into kitchen, french doors to garden.

Bedroom One

Double glazed window to front aspect, radiator.

Bedroom Two

Double glazed bay window to front aspect, radiator.



Shower Room

Double glazed window to side, electric towel rail, part tiling to splashback areas, white suite comprising of wash hand basin, low level w/c and separate shower cubicle.

OUTSIDE

Rear Garden

Patio seating area, steps up to an artificial lawn area with shrub borders, two sheds.

Front Garden

Shingle front garden providing additional parking.

Off Road Parking

Block paved driveway providing off road parking.

NB

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY VENDOR.

