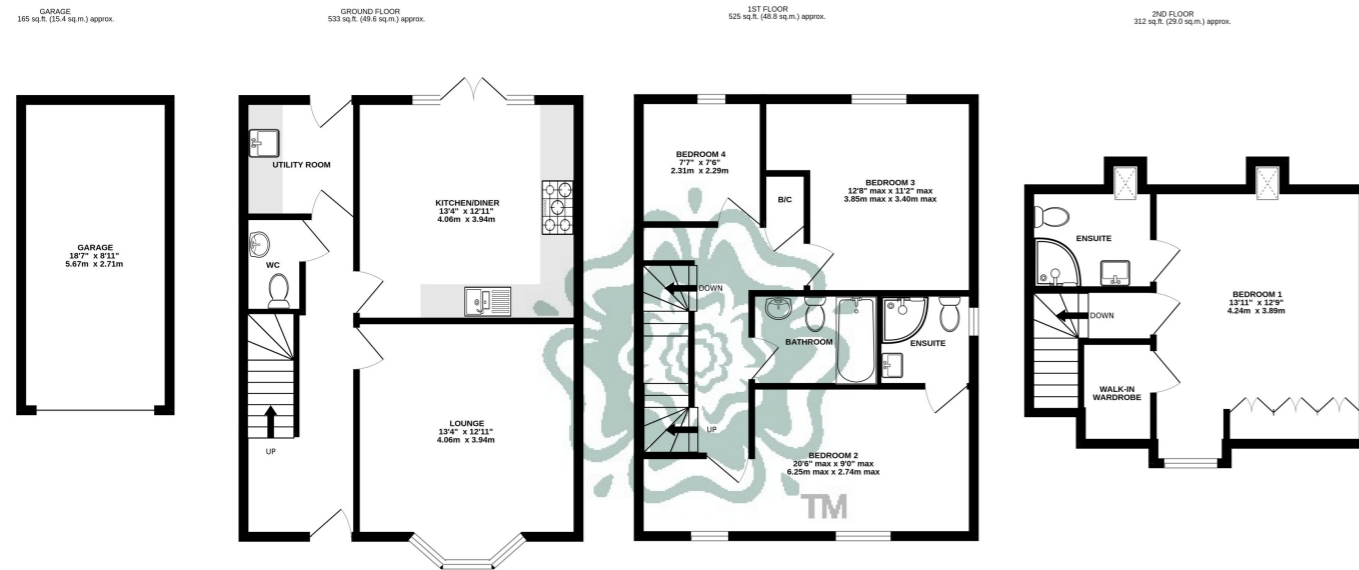


Floor Plans



TOTAL FLOOR AREA : 1537 sq.ft. (142.7 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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11, Folders Gate

Amphill, Bedfordshire ,

MK45 2UN

Offers in Excess of £500,000

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

COUNTRY PROPERTIES
PART OF HUNTERS

COUNTRY PROPERTIES
PART OF HUNTERS

A rare example of a wonderfully well proportioned four bedroom town centre house, located just off of the highly sought after Station Road and a stone's throw from The Firs Nature Reserve plus only a short distance to local schools.

- Four bedrooms, three of which are generous doubles.
- Garage and off-road parking.
- Three bathrooms.
- Separate ground floor utility room.
- Short distance to The Firs Nature Reserve and schools.
- Circa £700 per annum service charge.

Ground Floor

Entrance Hall

Entrance door to the front, stairs rising to first floor.

Cloakroom

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

Lounge

13' 4" x 12' 11" (4.06m x 3.94m) Double glazed bay window to the front, radiator.

Kitchen/Diner

13' 4" x 12' 11" (4.06m x 3.94m) A range of base and wall mounted units with quartz work surfaces over, 1.5 basin composite sink and drainer with mixer tap, integrated Range cooker with extractor over, integrated fridge freezer and dishwasher, French doors to the garden, double glazed window to the rear, radiator.

Utility

Space for appliances, door to the rear.

First Floor

Landing

Cupboard housing boiler, stairs rising to second floor.

Bedroom Two

Max. 20' 6" x 9' 0" (6.25m x 2.74m) Two double glazed windows to the front, radiator.

Ensuite Two

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

Bedroom Three

Max. 12' 8" x 11' 2" (3.86m x 3.40m) Double glazed window to the rear, radiator.

Bedroom Four

7' 7" x 7' 6" (2.31m x 2.29m) 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.

Second Floor

Bedroom One

13' 11" x 12' 9" (4.24m x 3.89m) Fitted walk-in wardrobes, Skylight window to the rear, double glazed window to the front, access to loft, radiator.

Ensuite One

A suite comprising of a shower cubicle, low level WC, wash hand basin, heated towel rail, Skylight window to the rear.

Outside

Rear Garden

A west facing garden, mainly laid to lawn with patio seating area, rear access.

Garage

18' 7" x 8' 11" (5.66m x 2.72m) Single garage with up and over door.

Directions

From the centre of Amphill, take Dunstable Street towards Flitwick. At the second mini roundabout turn right into Station Road and follow down to the bottom of the road, Folders Gate is a modern development on the left hand side.

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

