



# Amphill Road

Flitwick,  
Bedfordshire, MK45 1AZ  
Offers Over £580,000

country  
properties



This traditional detached family home offers a generous 1,693 sq.ft of accommodation (approx.) including five bedrooms and three separate receptions. Both the bay fronted living room and dual aspect family room have feature open fireplaces, there is also a dining room, spacious fitted kitchen/breakfast room, useful utility and ground floor cloakroom/WC. The main bedroom has the benefit of an en-suite shower room and there is a further first floor bathroom and separate WC. The westerly facing rear garden features a large patio seating area leading to lawn and off road parking is accessed via double gates at the rear. Occupying a corner position within a non-estate location, the property is just 0.4 miles from Redborne Upper School on the Amphill/Flitwick border and 0.9 miles from Flitwick's mainline rail station and further town centre amenities. EPC Rating: D.

- 1,693 sq.ft (approx.) of accommodation
- Fitted kitchen/breakfast room
- Five bedrooms (principal with en-suite shower room)
- Enclosed rear garden
- Three separate receptions (two with open fireplaces)
- Utility room plus cloakroom/WC
- First floor bathroom & separate WC
- Off road parking



## GROUND FLOOR

### ENTRANCE LOBBY

Accessed via multi pane glazed double entrance doors with matching opaque glazed sidelights. Quarry style floor tiling. Part opaque glazed leaded light effect door with matching sidelights to:

### ENTRANCE HALL

Stairs to first floor landing. Radiator. Wood flooring. Picture rail. Multi pane glazed doors to kitchen/breakfast room and dining room. Further doors to family room, cloakroom/WC and to:

### LIVING ROOM

Walk-in bay with double glazed windows to front aspect. Feature open fireplace. Radiator. Wood flooring. Internal window to kitchen/breakfast room (former serving hatch).

### FAMILY ROOM

Dual aspect via double glazed windows to front and side. Feature open fireplace. Radiator. Wood flooring. Double doors to:

### DINING ROOM

Dual aspect via double glazed window to side and double glazed window and door to rear. Radiator. Floor tiling.

## KITCHEN/BREAKFAST ROOM

Dual aspect via double glazed window to side and two double glazed windows to rear. A range of base and wall mounted units with work surface areas incorporating butler style sink with mixer tap. Wall tiling. Exposed brick chimney breast providing space for range style oven. Radiator. Tile effect flooring. Door to:

## UTILITY ROOM

Double glazed window and part double glazed door to side aspect. A range of base and wall mounted units with work surface areas incorporating sink and drainer with mixer tap. Wall tiling. Space for washing machine, tumble dryer and American style fridge/freezer. Radiator. Tile effect flooring. Recessed spotlighting to ceiling.

## CLOAKROOM/WC

Opaque double glazed window to rear aspect. Two piece suite comprising: Close coupled WC and wash hand basin with mixer tap. Heated towel rail. Tile effect flooring.

## FIRST FLOOR

### LANDING

Double glazed skylight. Radiator. Built-in cupboard. Doors to all bedrooms, family bathroom and separate WC.





### BEDROOM 1

Double glazed window to front aspect. Built-in cupboard. Radiator. Picture rail. Door to:

### EN-SUITE SHOWER ROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Shower cubicle with wall mounted shower unit, close coupled WC and wash hand basin with mixer tap and storage beneath. Wall and floor tiling. Heated towel rail. Recessed spotlighting to ceiling.

### BEDROOM 2

Dual aspect via double glazed windows to front and side. Feature fireplace. Radiator. Picture rail.

### BEDROOM 3

Double glazed window to rear aspect. Radiator.

### BEDROOM 4

Dual aspect via double glazed windows to side and rear. Radiator. Wood effect flooring.

### BEDROOM 5

Double glazed window to front aspect. Radiator.

### FAMILY BATHROOM

Part opaque double glazed window to rear aspect. Two piece suite comprising: Bath with mixer tap/shower attachment and pedestal wash hand basin with mixer tap. Wall tiling. Heated towel rail. Hatch to loft. Wood effect flooring.





## SEPARATE WC

Double glazed window to rear aspect. Two piece suite comprising: Close coupled WC and wash hand basin with mixer tap and storage beneath. Heated towel rail. Wood effect flooring.

## OUTSIDE

### FRONT GARDEN

Mainly laid to gravel. Pathway leading to front entrance door. Various shrubs. Enclosed by walling and mature hedging.

### REAR GARDEN

Immediately to the rear of the property is a sizeable paved patio area. Metal railings with gated access separate the mainly lawned garden, with paved pathway leading to parking at rear. Cold water tap. Timber garden shed and playhouse. Enclosed by fencing.

### OFF ROAD PARKING

Double gates provide access to gravelled driveway at rear (accessed via Williams Way).

Current Council Tax Band: F.

## WHAT'S THE NEXT STEP TO PURCHASE THIS PROPERTY?

Once you have viewed the property and made an acceptable offer, we will need the following before the property can be removed from the market;  
Proof of your ability to purchase: A Mortgage Agreement in Principle with proof of deposit/Evidence of cash to purchase/Evidence of equity from sale (as applicable).

ID: A copy of a passport and driving licence for each purchaser are ideal, if both of these are not available, one can be substituted for a recent utility bill/bank statement.  
Details of the solicitor/conveyancer acting for you in your purchase.

A signed copy of our Supplier List & Referral Fee Disclosure Form.

We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.



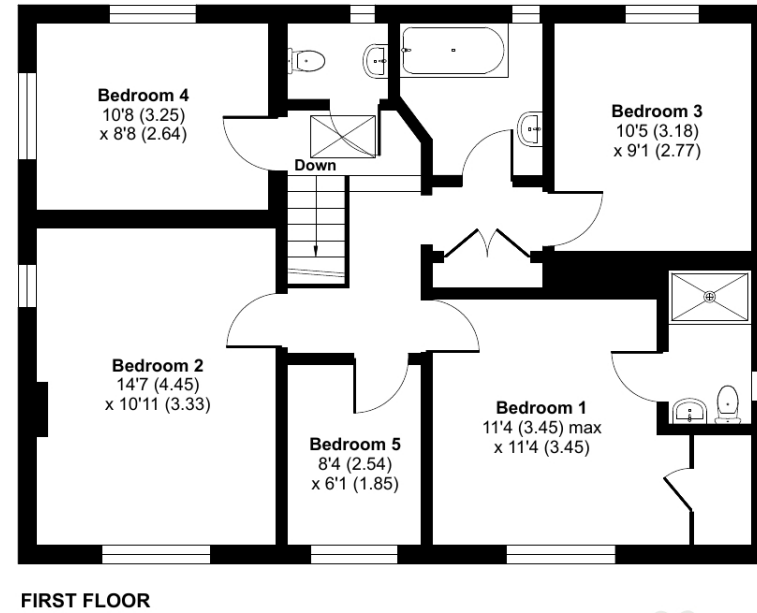
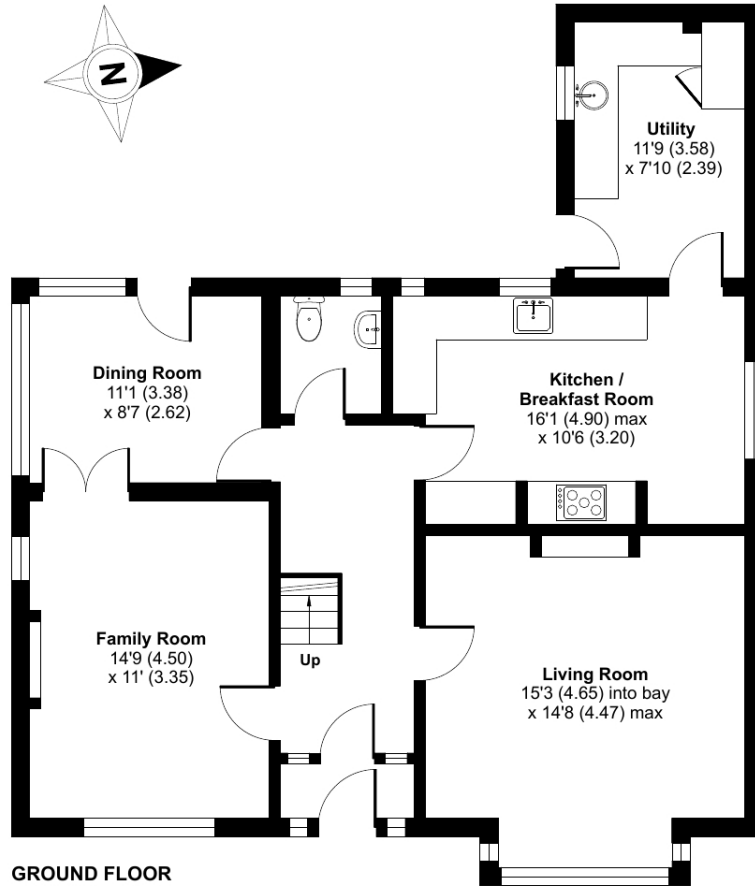




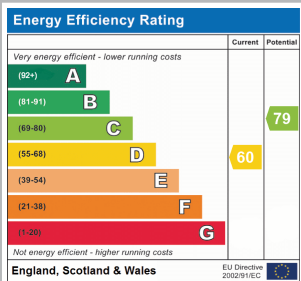


Approximate Area = 1693 sq ft / 157.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for Country Properties. REF: 1040171



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

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