



# The Birches, Ampthill Road

Flitwick,  
Bedfordshire, MK45 1BA  
**£630,000**

country  
properties



Pleasantly situated in a private road towards the Flitwick/Amphill border, just 0.3 miles from Redborne Upper School, this detached family home offers approx. 1,655 sq.ft of accommodation (plus garage). The accommodation includes a 17ft living room with garden access, separate study with a range of fitted office furniture (ideal for those working from home), cloakroom/WC and 25ft dual aspect kitchen/dining room with a range of integrated appliances (as stated). There are four double bedrooms to the first floor, the principal with en-suite shower room, plus a family bathroom. The enclosed rear garden enjoys a southerly aspect and parking is provided via the block paved frontage and detached garage. Flitwick's mainline rail station and further town centre amenities are within just 1 mile, whilst the heart of Amphill is 1.2 miles. EPC Rating: C.

- Living room & separate study
- 25ft kitchen/dining room with integrated appliances (as stated)
- Ground floor cloakroom/WC
- Four double bedrooms (principal with en-suite shower room)
- First floor family bathroom
- Enclosed rear garden with southerly aspect
- Garage & block paved driveway
- Private cul-de-sac location



## GROUND FLOOR

### ENTRANCE HALL

Accessed via front entrance door with opaque glazed leaded light effect inserts and canopy over. Double glazed window to front aspect. Stairs to first floor landing with built-in storage cupboard beneath. Radiator. Wood effect flooring. Doors to all rooms.

### CLOAKROOM/WC

Opaque double glazed window to rear aspect. Two piece suite comprising: WC and wash hand basin with mixer tap and storage beneath. Cupboard housing gas fired boiler. Wall mounted units. Radiator. Wood effect flooring.

### LIVING ROOM

Double glazed windows and door to rear aspect. Feature fireplace housing pebble effect electric fire. Radiator.

### STUDY

Double glazed window to front aspect. A range of fitted office furniture. Radiator. Wood effect flooring.

## KITCHEN/DINING ROOM

Double glazed windows to front and rear aspects. Opaque double glazed door to side aspect leading to garden. A range of base and wall mounted units with work surface areas incorporating 1½ bowl ceramic sink and drainer with mixer tap. Tiled splashbacks. Built-in electric oven and hob with extractor over. Integrated fridge/freezer, washing machine and dishwasher. Breakfast bar. Two radiators. Wood effect flooring.

## FIRST FLOOR

### LANDING

Radiator. Built-in storage cupboard. Doors to all bedrooms and family bathroom.

### BEDROOM 1

Double glazed window to front aspect. Radiator. Door to:

### EN-SUITE SHOWER ROOM

Opaque double glazed window to front aspect. Three piece suite comprising: Shower cubicle, WC and wash hand basin with mixer tap and storage beneath. Radiator. Wood effect flooring.

### BEDROOM 2

Double glazed window to front aspect. Radiator.





### BEDROOM 3

Double glazed skylight. Radiator. Fitted wardrobe.

### BEDROOM 4

Double glazed skylight. Radiator. Fitted wardrobe. Loft hatch.

### FAMILY BATHROOM

Double glazed skylight. Three piece suite comprising: Bath with mixer tap and shower over, WC with concealed cistern and wash hand basin with mixer tap. Tiled splashbacks. A range of fitted storage units. Radiator. Wood effect flooring.

### OUTSIDE

#### REAR GARDEN

Southerly aspect. Immediately to the rear of the property is a block paved patio area leading to lawn. Various shrubs. Outside light, cold water tap and power point. Garden shed with power. Enclosed by timber fencing with gated side access.

#### GARAGE

Up and over door. Double glazed window to rear aspect. Part opaque double glazed courtesy door to side aspect. Power and light. Eaves storage.





## OFF ROAD PARKING

Block paved frontage providing off road parking for approx. three vehicles. Shrub border.

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.



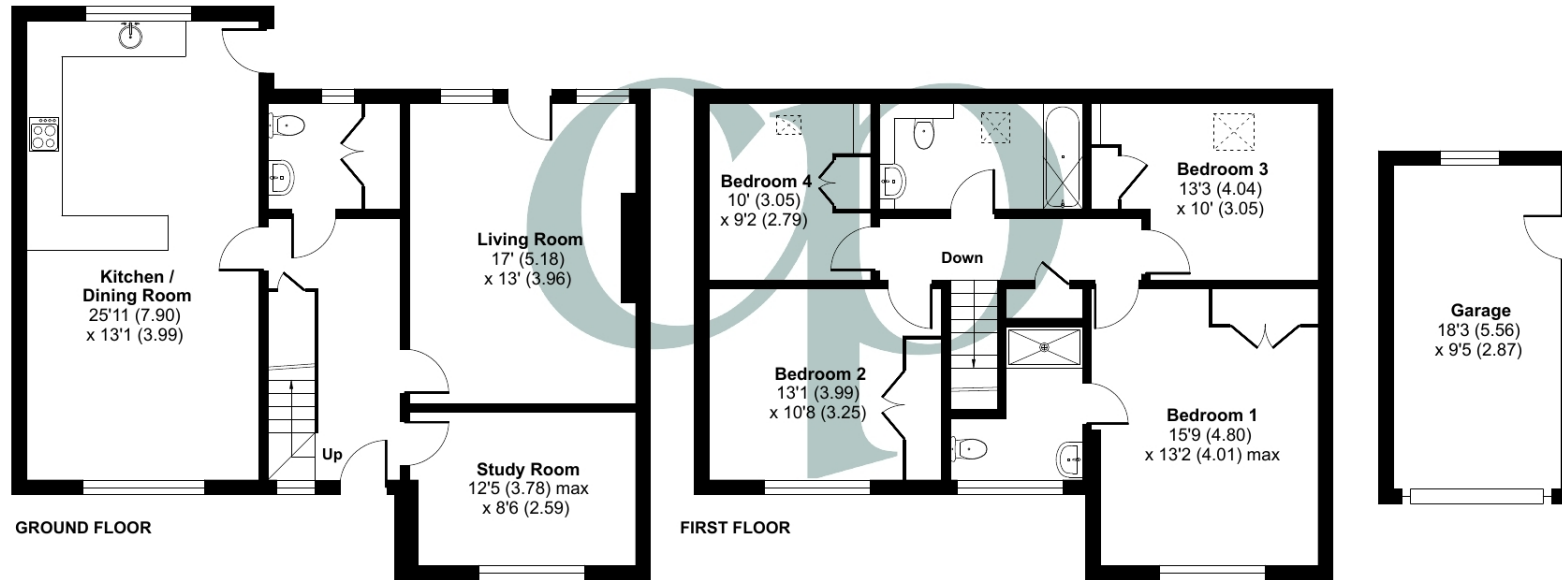




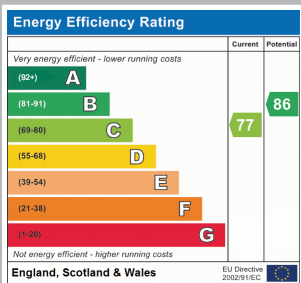


Approximate Area = 1655 sq ft / 153.7 sq m  
 Garage = 174 sq ft / 16.1 sq m  
 Total = 1829 sq ft / 169.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2024. Produced for Country Properties. REF: 1151949



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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