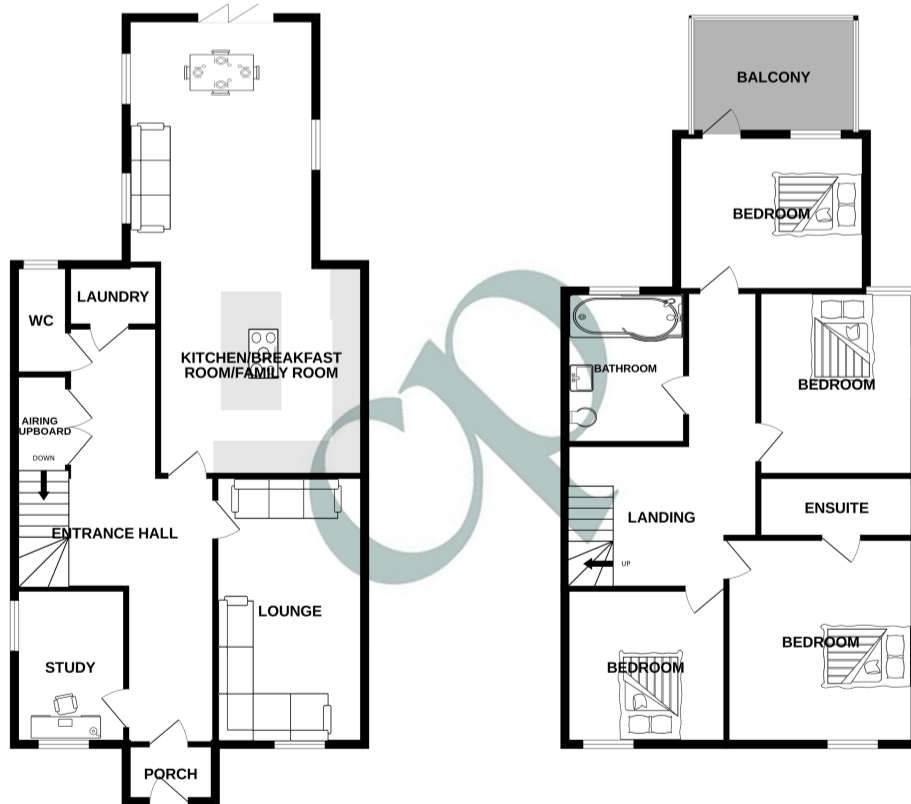




GROUND FLOOR

1ST FLOOR



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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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

A brand new four bedroom family home set in the ever popular village of Clophill, finished to an impressive and luxurious standard.

- Superb 30ft kitchen/breakfast room with centre island.
- Master bedroom with ensuite shower room.
- Bedroom with glass balcony overlooking the rear garden.
- 10 year builders guarantee.
- Ample off-road parking and good size rear garden.

Ground Floor

Entrance Hall

Oak entrance door to the front, decorative coving, cupboard housing hot water tank, stairs rising to first floor, utility cupboard housing Bosch washing machine and tumble dryer.

Cloakroom

A suite comprising of a low level WC, vanity unit wash hand basin, double glazed window to the rear, decorative tiling.

Lounge

17' 7" x 9' 08" (5.36m x 2.95m) Underfloor heating, decorative coving, double glazed sash window to the front.

Study

10' 03" x 7' 04" (3.12m x 2.24m) Underfloor heating, decorative coving, double glazed sash windows to the front and side.

Kitchen/Breakfast/Family Room

30' 0" x 12' 3" (9.14m x 3.73m) A range of base and wall mounted units with granite work surfaces over and lighting under plus central island, Bosch microwave double oven and hob with extractor over, built-in fridge freezer and dishwasher, wine cooler, bi-folding doors opening to the garden, underfloor heating, double glazed window to the side, decorative coving,



First Floor

Landing

Access to loft with ladder, decorative coving, double glazed window to the side.

Bedroom One

15' 1" x 12' 4" (4.60m x 3.76m) Double glazed sash window to the front, decorative coving, radiator.

Ensuite

A suite comprising of a shower cubicle, low level WC, vanity unit wash hand basin, underfloor heating, double glazed window to the side, decorative coving.

Bedroom Two

11' 10" x 10' 0" (3.61m x 3.05m) Double glazed windows to the side and rear, decorative coving, radiator.

Bedroom Three

12' 4" x 10' 4" (3.76m x 3.15m) Double glazed window and door to the rear opening to glass balcony overlooking the garden, decorative coving, radiator.

Bedroom Four

10' 5" x 8' 9" (3.17m x 2.67m) Double glazed sash window to the front, decorative coving, radiator.

Bathroom

A suite comprising of a 'P' shaped panelled bath with shower over, low level WC, vanity unit wash hand basin, heated towel rail, double glazed window to the rear.

Outside

Frontage

Large block paved driveway providing off-road parking for several cars, brick retaining wall, shrubs and flower borders.

Rear Garden

Mainly laid to lawn with large patio area, external tap and lighting as well as external power points, brick retaining wall.

