



## 24, Wingate Drive

Amphill, Bedfordshire,

MK45 2XF

£575,000

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](mailto:amphill@country-properties.co.uk)

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

**COUNTRY PROPERTIES**  
PART OF HUNTERS

**COUNTRY PROPERTIES**  
PART OF HUNTERS

# An executive 4 bedroom detached home set in a very popular quiet cul-de-sac location.

- Two reception rooms and converted garage to provide study.
- Ensuite to master bedroom and a cloakroom.
- Paved driveway with off-road parking for several cars.
- Extended and refitted kitchen/diner.
- Four double bedrooms, three with built-in wardrobes.
- Well regarded local schools.

## Ground Floor

### Entrance Hall

Karndean flooring. Dado Rail. Multi pane double doors into lounge. Stairs to first floor. Radiator.

### Cloakroom

Wash hand basin and low level WC. Tiled splash backs. Karndean flooring. Radiator. Double glazed window to side.

### Lounge

17' 6" x 11' 10" (5.33m x 3.61m) Coal effect gas fire with marble effect surround and marble hearth. TV and telephone points. Multi pane doors into dining room. Two radiators. Double glazed window to side. Double glazed walk in bay window to front.

### Dining Room

8' 11" x 10' 5" (2.72m x 3.18m) Multi pane double doors into conservatory. Radiator.

### Kitchen

18' 11" x 13' 10" max (5.77m x 4.22m max) A range of wall and base units and display units with lighting, with stone work surfaces over. Coloured sink unit with mixer taps over. Tiled splash backs. Space for range cooker. Space and plumbing for washing machine and dishwasher. Space for fridge freezer and tumble dryer. Concealed lighting. TV point. Ceramic tiled flooring. Double glazed window to rear. Radiator.

### Conservatory

9' 5" x 12' 11" (2.87m x 3.94m) Wood laminate flooring. Double glazed doors onto rear garden. TV point. Radiator.

### Study (converted garage)

7' 11" x 10' 9" (2.41m x 3.28m) Wood laminate flooring. Double glazed window to side.

## First Floor

### Landing

Loft access with ladder. Dado rail. Storage cupboard. Radiator. Double glazed window to side.

### Bedroom One

10' 3" x 10' 6" (3.12m x 3.20m) Built in mirrored wardrobes. Radiator. Double glazed window to front.

### En suite

Pedestal wash hand basin and low level WC with separate shower cubicle. Part tiled to dado height. Extractor fan. Radiator. Double glazed window to front.

### Bedroom Two

10' 6" x 11' 5" max (3.20m x 3.48m) Built in double wardrobes. Radiator. Double glazed window to rear.

### Bedroom Three

8' 6" x 10' 4" (2.59m x 3.15m) Built in double wardrobes. Radiator. Double glazed window to front.

### Bedroom Four

7' 9" x 10' 3" (2.36m x 3.12m) Radiator. Double glazed window to rear.

### Bathroom

Suite of panelled bath with telephone shower mixer attachment, wash hand basin and low level wc. Tiling to splashback areas. Radiator. Double glazed window to rear.

## Outside

### Garage

Mostly converted 1/3 remains for storage.

### Front Garden

Laid mainly to lawn. Paved driveway providing off road parking.

### Rear Garden

Tapered rear garden. Patio area. Laid mainly to lawn with flowers and shrub boarders. Gated access to front.

### Directions

From the centre of Ampthill follow Church Street to the roundabout and take the 2nd exit into Ailesbury Road and Wingate Drive is the first turning on your left.

Preliminary details to be approved by vendor.

