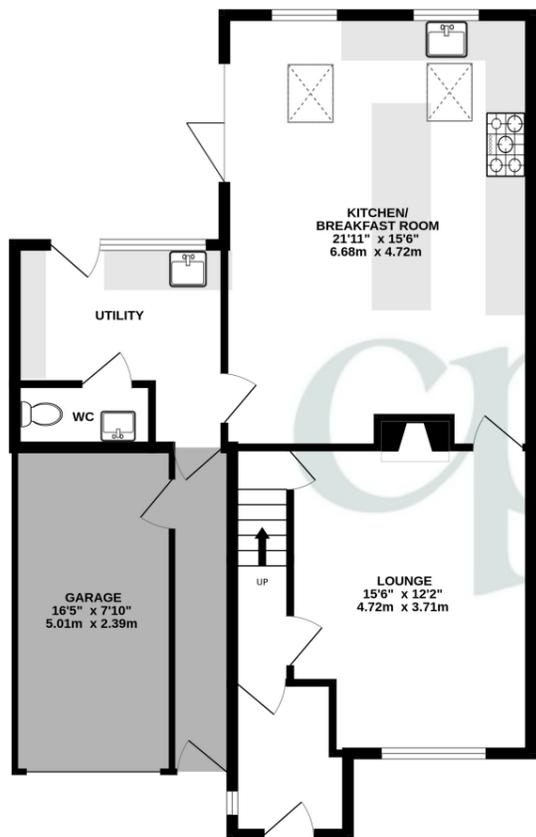
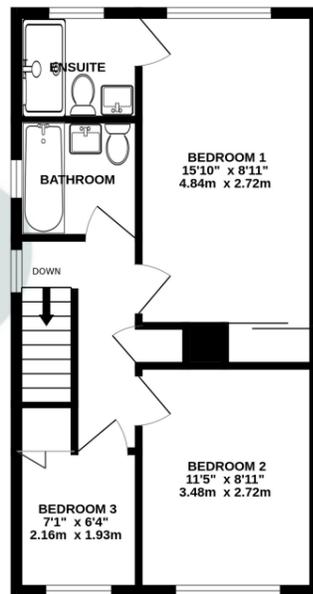




GROUND FLOOR
700 sq. ft. (65.0 sq. m.) approx.



1ST FLOOR
439 sq. ft. (40.8 sq. m.) approx.



TOTAL FLOOR AREA: 1139 sq. ft. (105.8 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.
Made with Metropix ©2025

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

Viewing by appointment only

Country Properties | 1, Church Street | MK45 2PJ
T: 01525 403033 | E: amptill@country-properties.co.uk
www.country-properties.co.uk

Occupying a desirable position in Ampthill, this extended three-bedroom semi-detached is the epitome of stylish, ready-to-move-in living. The centerpiece is a stunning open-plan kitchen/breakfast room, featuring a vast wooden central island and doors to the garden. It boasts a separate lounge, a dedicated utility room, an en-suite to the master bedroom, and a modern family bathroom. Outside features a large driveway, garage, and a family-friendly rear garden.

- Desirable Ampthill Location
- Stunning, Modern Open-Plan Kitchen/Breakfast Room
- Garage & off-road parking
- Extended 3-Bedroom Semi-Detached Family Home
- Beautiful En-Suite Shower Room to Master Bedroom
- Beautifully Presented and Modernised Throughout

Ground Floor

Entrance Hall

Access via front entrance door.

Cloakroom

Part tiling to splashback areas, towel rail, wash hand basin and low level w/c.

Lounge

Double glazed window to front, attractive feature fireplace, stairs rising to first floor, understairs cupboard, radiator.

Kitchen/Breakfast Room

Two double glazed windows to rear, two skylight windows to rear, full height radiator, a range of base and wall mounted units with work surfaces over, breakfast island, part tiling to splashback areas, built in Sonos speakers in ceiling, sink with mixer tap over, integrated fridge, freezer, split level ovens, gas hob with extractor, microwave, dishwasher, bi-fold doors to garden.

Utility Room

Double glazed window to rear, part tiling to splashback areas, a range of base and wall mounted units with work surfaces over, stainless steel sink with mixer tap over, radiator, doors to side passage and garden, radiator.

First Floor

Landing

Double glazed window to side, loft access (ladder and boarded), boiler in loft, storage cupboard.



Bedroom One

Double glazed window to rear, fitted wardrobes, radiator.

Ensuite

Double glazed window to rear, fully tiled to all areas, towel rail, white suite comprising of wash hand basin, low level w/c and walk in shower.

Bedroom Two

Double glazed window to front, Sonos speakers in ceiling, radiator.

Bedroom Three

Double glazed window to front, cupboard over stairs, Sonos speakers in ceiling, radiator.

Bathroom

Double glazed window to side, white suite comprising of a panelled bath with shower mixer attachment, wash hand basin, low level WC, towel rail.

Outside

Garage

Single garage with electric roller shutter, power and light.

Parking

Driveway providing off road parking.

Front Garden

Fence lined, lawned front garden.

Rear Garden

Split level, mainly laid to lawn with upper and lower patio areas, sleep lined planters with evergreen trees and shrubs.

NB

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDOR

