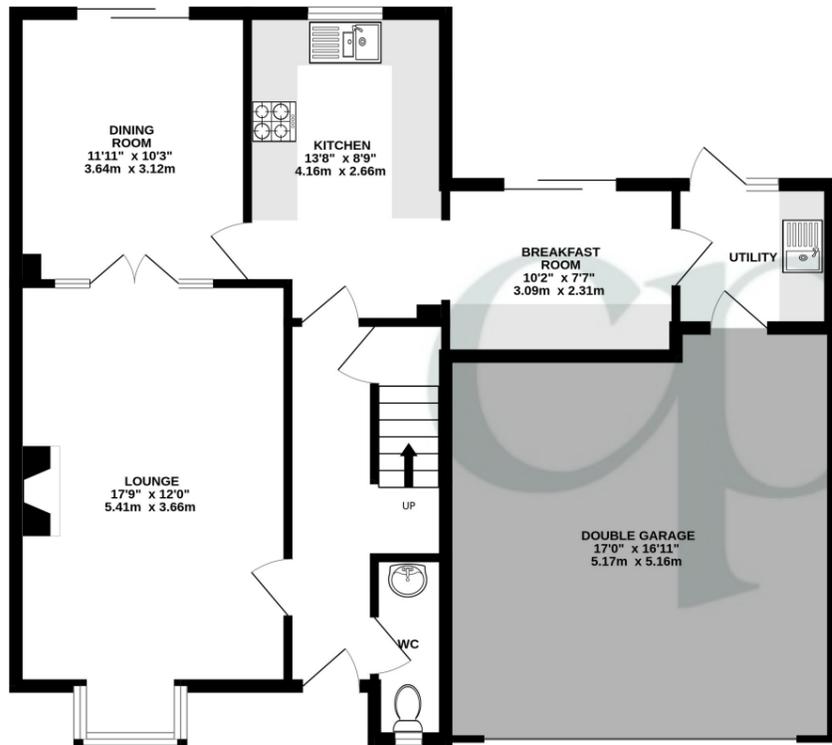
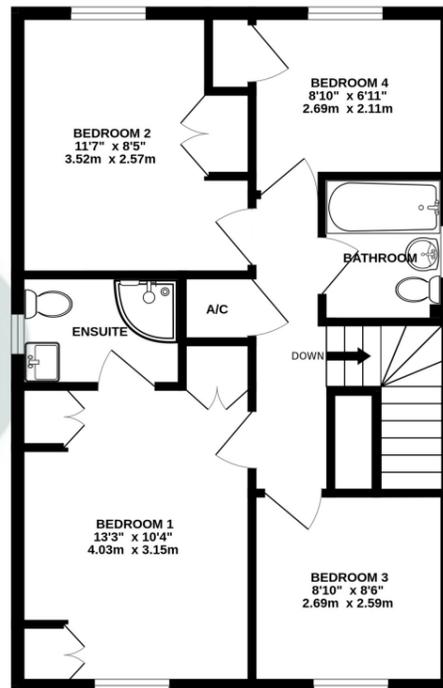




GROUND FLOOR  
692 sq.ft. (64.3 sq.m.) approx.



1ST FLOOR  
562 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA : 1255 sq.ft. (116.6 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C	68	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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  
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www.country-properties.co.uk

Nestled in a quiet Amptill cul-de-sac, this impeccably presented four-bedroom detached home blends modern style with functional family living. The light-filled interior features a spacious lounge with elegant shutters, a contemporary kitchen-breakfast room, and a dedicated dining area perfect for entertaining. Upstairs, four well-proportioned bedrooms include a principal suite with a sleek en-suite. Complete with a double garage, private driveway, and a beautifully landscaped rear garden, it's the ultimate family retreat.

- Situated in a peaceful, sought-after cul-de-sac within walking distance of the historic town center.
- High-specification finishes throughout, including a modern kitchen and stylish window shutters.
- Rare benefit of a substantial double garage and a multi-car driveway.
- Features three distinct reception areas, including a breakfast room and formal dining room both with garden access.
- Landscaped rear garden with a raised patio area, ideal for al fresco dining and summer hosting.
- Perfectly positioned for all the incredibly sought-after "three-tier" school system.
- Three double bedrooms and a single bedroom

## Ground Floor

### Entrance Hall

UPVC front door, understairs cupboard, radiator.

### Cloakroom

Double glazed leaded light window to front, towel rail, tiling to all areas, wash hand basin and low level w/c.

### Lounge

Double glazed leaded light bay window with shutters, feature fireplace, radiator, double doors leading to dining room.

### Dining Room

Radiator, sliding patio doors to garden.

### Breakfast Room

Breakfast bar, radiator, sliding patio doors to garden.

### Kitchen

Double glazed window to rear, a range of base and wall mounted units with work surfaces over, counter sunk 1 & 1/2 stainless steel sink and drainer with mixer tap over, integrated split level ovens, fridge freezer, dishwasher, gas hob and extractor, radiator, opening to breakfast room.



### Utility Room

Double glazed window to rear, part tiling to splashback areas, a range of base and wall mounted units with worksurfaces over, stainless steel sink and drainer with mixer tap over, boiler, space for washing machine and tumble dryer, door to garden and garage.

## First Floor

### Landing

Loft access, airing cupboard housing hot water tank, radiator.

### Bedroom One

Double glazed leaded light window to front with shutters, fitted wardrobes, radiator.

### Ensuite

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

### Bedroom Two

Double glazed window to rear with shutters, fitted wardrobes, radiator.

### Bedroom Three

Double glazed leaded light window to front with shutters, radiator.

### Bedroom Four

Double glazed window to rear, storage cupboard, radiator.

### Bathroom

Double glazed window to side, fully tiled to all areas, towel rail, white suite comprising of panelled bath, wash hand basin and low level w/c.

## Outside

### Rear Garden

Mainly laid to lawn with patio seating area, mature trees and shrub borders.

### Double Garage

Integrated double garage with electric door, power and light, door to side access.

### Driveway

Driveway in front of garage providing off-road parking.

### NB

These are preliminary details to be approved by vendor.

