

11 Nicolls Close  
Amphill  
MK45 2GB

£249,995

Quick Reference: 3339335



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# A most attractive modern property with well presented accommodation. Pleasantly situated in a private cul-de-sac within the popular Ampthill Heights development.

- Master bedroom ensuite and built in wardrobes
- Stylish modern kitchen with open plan dining area and garden access
- Garage and parking
- Outstanding school catchments
- paved rear garden, designed for easy maintenance
- Just a few years old, quality fitted interior with wood flooring.

## Ground Floor

**Entrance Hall** Accessed via front entrance door. Stairs to the first floor. Wood (bamboo) flooring. Radiator.

**Cloakroom** Wash hand basin and low level wc. Tiled splash backs. Wood (bamboo) flooring. Extractor fan. Radiator.

**Lounge** 14' 7" x 11' 9" (4.44m x 3.58m) Useful built in storage cupboard. Wood (bamboo) flooring.

**Kitchen** 8' 2" x 8' 7" (2.49m x 2.62m) Range of floor and wall mounted units and drawers with work surface over incorporated stainless steel sink unit with side drainer and mixer tap. Fitted oven, hob and extractor. Integrated dish washer and fridge freezer. Space and plumbing for washing machine. Wood flooring. Down lighting. Double glazed window to rear.

**Dining area** 14' 10" x 6' 7" (4.52m x 2.01m) Double doors to rear garden.

## First floor

**Landing** Loft access. Useful built in storage cupboard.

**Bedroom one** 9' 6" x 8' 7" (2.90m x 2.62m) Built in mirror fronted wardrobes. Wood (bamboo) flooring. Radiator. Double glazed window to front.

**Ensuite** Shower cubicle. Wash hand basin and low level wc. Part tiled. Down lighting. Extractor fan. Radiator.

**Bedroom two** 10' 10" x 8' 7" (3.30m x 2.62m) Wood (bamboo) flooring. Double glazed window to rear. Radiator.

**Bedroom three** 7' 6" x 6' 3" (2.29m x 1.91m) Double glazed window to rear. Radiator.

**Bathroom** White suite comprising of panelled bath. Wash hand basin and low level wc. Part tiled. Extractor fan. Down lighting. Double glazed window to front. Radiator.

## Outside

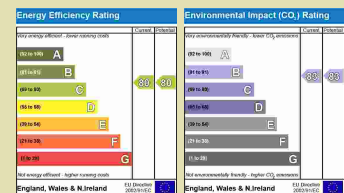
**Front garden** Lawned area with path to front door.

**Rear garden** Paved rear garden designed for easy maintenance.

**Garage** Single garage in nearby block. Parking space in front of garage.

**Directions** From the centre of Ampthill take Woburn Street to the very end. Turn left at the T junction. Turn left at the second roundabout. Follow the road (Wagstaff Way) around to the right. Turn left into Falldor Way and Nicolls Close is on the left.

AMPTHILL - is a small town and civil parish in Bedfordshire, between Bedford and Luton, with a population of about 6,000. A regular market has taken place on Thursday's for centuries. The town has several lively pubs, a wide variety of restaurants, a Waitrose supermarket and a selection of small independent specialist shops below flats. A number of small businesses



Please Note 1. When making an appointment to view, please verify with us that the information you have is up to date and coincides with your expectations. 2. None of the statements contained in these particulars are to be relied on as statements of fact. Areas, measurements of distances are given as a guide only. 3. Unless otherwise stated, we have not tested any of the equipment, appliances or services to this property nor do we have any knowledge of any defects. 4. Potential purchasers are strongly advised to commission their own investigations into general condition of the property and to check critical dimensions for themselves, especially if ordering carpets or fitted furniture.

1 Church Street Ampthill MK45 2PJ

01525 403033

amphill@country-properties.co.uk



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