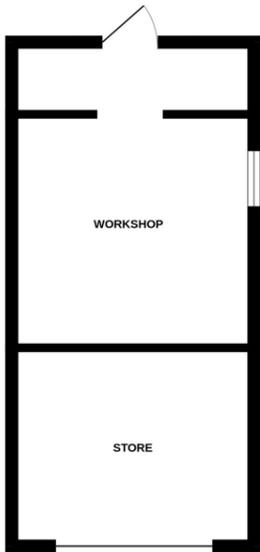
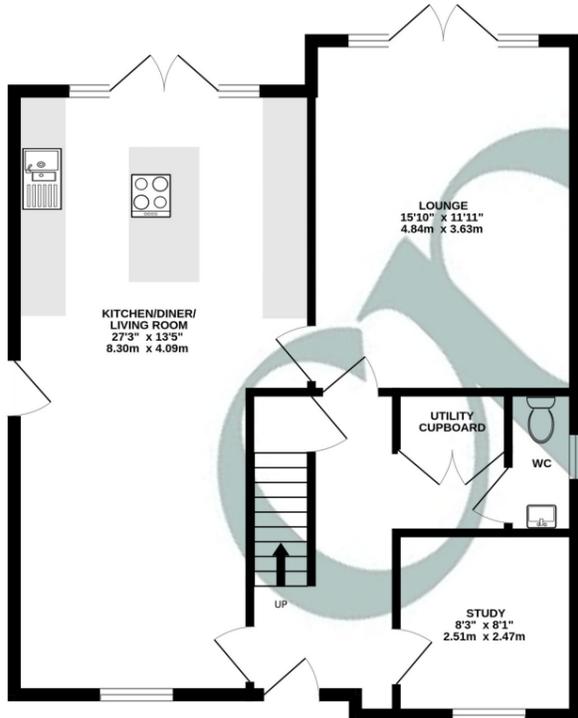




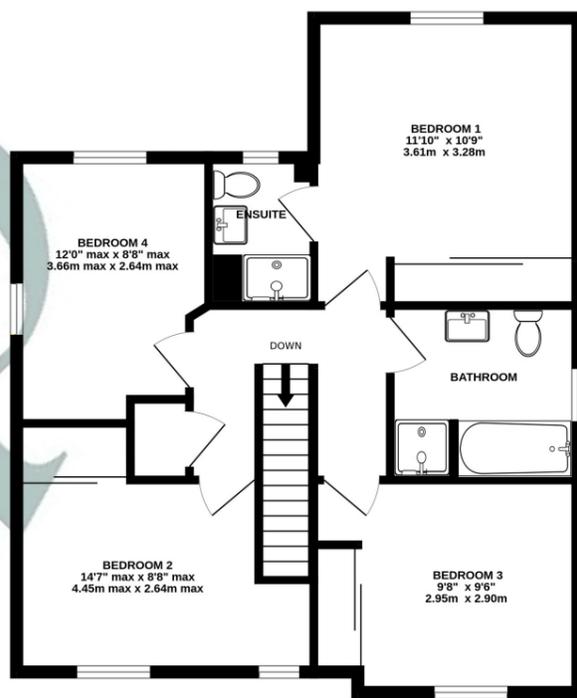
GARAGE
249 sq.ft. (23.1 sq.m.) approx.



GROUND FLOOR
726 sq.ft. (67.5 sq.m.) approx.



1ST FLOOR
668 sq.ft. (62.0 sq.m.) approx.



| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 92 |
| (81-91) | B | 85 | |
| (69-80) | C | | |
| (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 | | | |

TOTAL FLOOR AREA : 1643 sq.ft. (152.6 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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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
www.country-properties.co.uk

Situated at the end of a peaceful cul-de-sac in Amptill, this impressive four-bedroom detached house features a show-stopping west-facing garden, spacious reception rooms, and a large single garage partially converted to accommodate a workshop, seamlessly combining elegance and practicality.

- Four double bedrooms and two bathrooms.
- Absolutely stunning west-facing rear garden.
- Open plan kitchen/dining/living space plus 2 additional reception rooms.
- Tucked away at the end of a block paved cul-de-sac.
- Management charge £221 p/a.
- Large single garage, part converted to provide workshop space.

Ground Floor

Entrance Hall

Entrance door to the front, stairs rising to first floor, radiator.

Cloakroom

A suite comprising of a low level WC, wash hand basin, double glazed window to the side, radiator.

Lounge

15' 10" x 11' 11" (4.83m x 3.63m) French doors opening to the rear garden, double glazed window to the rear, two radiators.

Study

8' 3" x 8' 1" (2.51m x 2.46m) Double glazed window to the front, radiator.

Kitchen/Dining/Living Room

27' 3" x 13' 5" (8.31m x 4.09m) A range of units with work surfaces over and matching island, 1.5 basin composite sink and drainer with mixer tap, integrated split-level oven and electric hob with extractor over, integrated fridge freezer and dishwasher, French doors opening to the garden, side door to driveway, two Skylight windows and double glazed windows to the front and rear, two radiators, combi-boiler.

Utility Cupboard

Space and plumbing for washing machine and tumble dryer.

First Floor

Landing

Storage cupboard, access to loft, radiator.



Bedroom One

11' 10" x 10' 9" (3.61m x 3.28m) Fitted wardrobes, double glazed window to the rear, radiator.

Ensuite

A suite comprising of a shower cubicle, low level WC, wash hand basin, heated towel rail, double glazed window to the rear.

Bedroom Two

Max. 14' 7" x 8' 8" (4.45m x 2.64m) Fitted wardrobes, two double glazed windows to the front, radiator.

Bedroom Three

9' 8" x 9' 6" (2.95m x 2.90m) Fitted wardrobes, double glazed window to the front, radiator.

Bedroom Four

Max. 12' 0" x 8' 8" (3.66m x 2.64m) Double glazed window to the side and rear, radiator.

Bathroom

A suite comprising of a panelled bath and separate shower cubicle, low level WC, wash hand basin, heated towel rail, double glazed window to the side.

Outside

Rear Garden

A beautifully landscaped, west-facing rear garden that is quite simply breath-taking. A remarkably mature garden for a 7 year old property with established trees and shrubs, raised flower beds, pergola and fully installed garden lighting, lawn and patio seating areas - a wonderful space for entertaining.

Garage

Part converted to provide workshop.

Parking

Parking for two cars in front of the garage plus allocated parking bay opposite the property.

NB

It is becoming increasingly likely that modern developments have a management company responsible for communal areas such as play areas and opens greens, therefore this will usually incur management fees.

