

11 Ashburnham Road
Amphill
Beds
MK45 2RH

Â£599,995

REF: 1618471



Expect more with your local property expert

www.country-properties.co.uk

11 Ashburnham Road, Ampthill, MK45 2RH
£599,995



Imaginative and stylishly refurbished detached residence providing beautifully presented large open plan accommodation together with a good size mature garden

- Large living room with bi-folding doors to rear garden
- Stunning fitted kitchen, open plan to the dining/family room
- Utility and cloakroom

- Four bedrooms, two ensembles and family bathroom
- Non estate position and sought after location
- Large established rear garden

Ground Floor

Entrance Hall Double glazed door and window to front. Stairs to first floor with recess under. Inset spotlights. Oak flooring. Radiator.

Cloakroom Suite comprising of low level wc and wall mounted wash hand basin. Tiled splashbacks. Oak flooring.

Kitchen 12' x 11' (3.66m x 3.35m) 12' x 11' (3.66m x 3.35m) Fitted with an extensive range of contemporary floor and wall mounted units with work surfaces over incorporating a 1.5 stainless steel sink with mixer tap. Double electric oven, electric hob and extractor hood over. Space and plumbing for dishwasher, integrated fridge/freezer and part tiled walls. Oak flooring. Inset spotlights. Double glazed window to front.

Utility Room 11' x 7' (3.35m x 2.13m) Double glazed window to front and door to rear. Range of floor and wall mounted units with roll top work tops over incorporating a single drainer sink unit with mixer tap. Oak flooring. Radiator.

Lounge 32' x 17' (9.75m x 5.18m) Double glazed patio doors and bi-folding doors to rear garden. Inset spotlights. Oak flooring. Radiator.

Dining Room/Family Room 20' x 10' (6.10m x 3.05m) Double glazed window to side. Inset spotlights. Oak flooring. Radiator. Door to garage.

First Floor

Landing Access to loft. Window to side.

Bedroom One 19' x 17' (5.79m x 5.18m) Range of fitted wardrobes. Inset spotlights. Double doors opening to rear with Juliette style balcony.

Ensuite Suite comprising of a shower enclosure, low level wc and wall mounted wash hand basin. Heated towel rail. Part tiled walls. Double glazed obscure window to rear.

Bedroom Two 14' x 14' (4.27m x 4.27m) Double glazed window to front. Built in wardrobes. Inset spotlights. Radiator.

Ensuite Suite comprising of shower enclosure, low level wc and wall mounted wash hand basin. Heated towel rail. Extractor fan. Part tiled walls and tiled floor. Double glazed obscure window to front.

Bedroom Three 14' x 10' (4.27m x 3.05m) Double glazed window to front. Built in wardrobes. Inset spotlights. Radiator.

Bedroom Four 16' x 10' (4.88m x 3.05m) Double doors opening to rear aspect with Juliette style balcony. Built in wardrobes. Inset spotlights. Radiator.

Bathroom Suite comprising of shower enclosure, panelled bath, low level wc and wall mounted wash hand basin. Heated towel rail. Tiled walls and tiled floor. Double glazed obscure window to side.

Outside

Front Garden Driveway with pathway to front door.

Garage One and a half length garage with up and over door.

Rear Garden A substantial rear garden laid mainly to lawn with plant and shrub borders. Raised decking area. Enclosed by timber fencing.

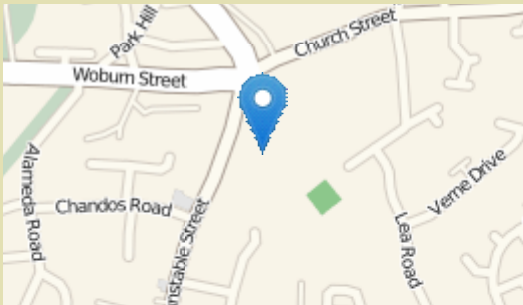
Directions From the centre of Ampthill take Dunstable Street towards Flitwick. Take the fourth right into Sidney Road and at the end turn right into Ashburnham Road and No.11 is on the left hand side.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY VENDORS

Ampthill is a market town with a Georgian centre, which has a weekly Charter market and monthly Farmers market. It has two Lower schools, a Middle school and Upper School all in the town. Access to A6, A507 and M1 junction 12 or 13. Mainline station at Flitwick with frequent service to London St Pancras International. A new Waitrose store is available for most shopping requirements.



Environmental Impact (CO ₂) Rating		Energy Efficiency Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential	Very energy efficient - lower running costs	Current Potential
(92 to 100) A		(92 to 100) A	
(81 to 91) B		(81 to 91) B	
(69 to 80) C		(69 to 80) C	
(55 to 68) D		(55 to 68) D	64
(39 to 54) E	44	(39 to 54) E	46
(21 to 38) F		(21 to 38) F	
(1 to 20) G		(1 to 20) G	
Not environmentally friendly - higher CO ₂ emissions		Not energy efficient - higher running costs	
England, Wales & N.Ireland	EU Directive 2002/91/EC	England, Wales & N.Ireland	EU Directive 2002/91/EC



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
ampthill@country-properties.co.uk



