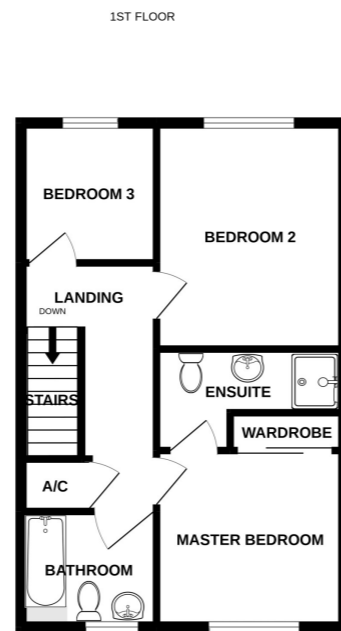
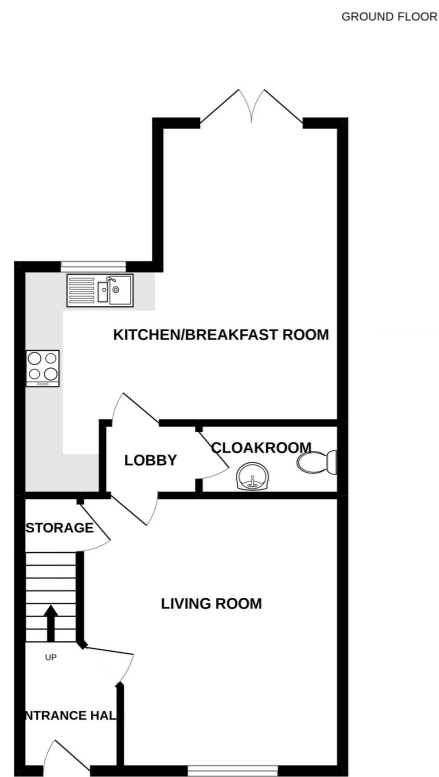


Floor Plans



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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11, Nicolls Close

Amphill, Bedfordshire,
MK45 2GB
£375,000

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



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
- Garage and parking
- Paved rear garden, designed for easy maintenance
- Stylish modern kitchen with open plan dining area and garden access
- Within well regarded Redborne school catchment
- Quality fitted interior

Ground Floor

Entrance Hall

Composite entrance door to the front, stairs rising to first floor.

Cloakroom

A suite comprising of a low level WC, wash hand basin, tiling to splashbacks, radiator.

Lounge

14' 6" x 11' 8" (4.42m x 3.56m) Under stairs cupboard, lead-light double glazed window to the front, radiator.

Kitchen/Diner

15' 11" x 14' 9" (4.85m x 4.50m) A range of base and wall mounted units with work surfaces over, 1.5 basin stainless steel sink and drainer with mixer tap, tiling to splashbacks, integrated fridge freezer and dishwasher, integrated oven with electric hob and extractor fan over, space and plumbing for washing machine, lead-light double glazed window to the rear, radiator, combi-boiler.

First floor

Landing

Access to part boarded loft with ladder, storage cupboard.

Bedroom One

9' 6" x 8' 6" (2.90m x 2.59m) Fitted sliding door wardrobes, lead-light double glazed window to the front, radiator.

Ensuite

A suite comprising of a shower cubicle, wash hand basin, low level WC, part tiled walls, radiator.

Bedroom Two

10' 8" x 8' 6" (3.25m x 2.59m) Lead-light double glazed window to the rear, radiator.

Bedroom Three

7' 5" x 6' 3" (2.26m x 1.91m) Lead-light double glazed window to the rear, radiator.

Bathroom

A suite comprising of a panelled bath with shower over, low level WC, wash hand basin, part tiled walls, lead-light double glazed window to the front, radiator.

Outside

Front garden

Slate shingle area with path to front door.

Rear garden

A west facing paved rear garden with stone filled flowerbeds and various trees and shrubs.

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.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDOR

AMPTHILL – is a Georgian market town steeped in history with connections to Henry VIII. Situated between Bedford and Luton it has a population of about 14,000. A regular market with local traders has taken place on Thursdays for centuries. The town has several lively pubs, a wide variety of very well-regarded restaurants, a Waitrose supermarket and a selection of small independent specialist shops and a small museum. A number of small businesses such as solicitors, estate agents, financial services, hairdressers, and music schools are located in town. Larger businesses are to be found on the commercial and industrial developments on the outskirts, along the town's bypass. Ampthill Great Park is beautiful, a great place to walk the dogs. There's a children's play area and a place to get a snack and a refreshment. It also hosts a three day music and family gala weekend in the summer. Ampthill also has a high concentration of public amenities, The local Upper School in Ampthill, Redborne School, is a very successful 13 - 18 school. There is a bus service to Bedford and a private bus to the excellent Harpur Trust schools. There is also a doctor's surgery, fire & ambulance stations. Ampthill benefits from excellent commuter links, located between junctions 12 and 13 of the M1, nearby the A6 links Luton to Bedford and the A421 an efficient road into Milton Keynes. Ampthill is twinned with Nissan Lez Enservne in France. There are also rugby, football, cricket and bowls clubs.

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.

