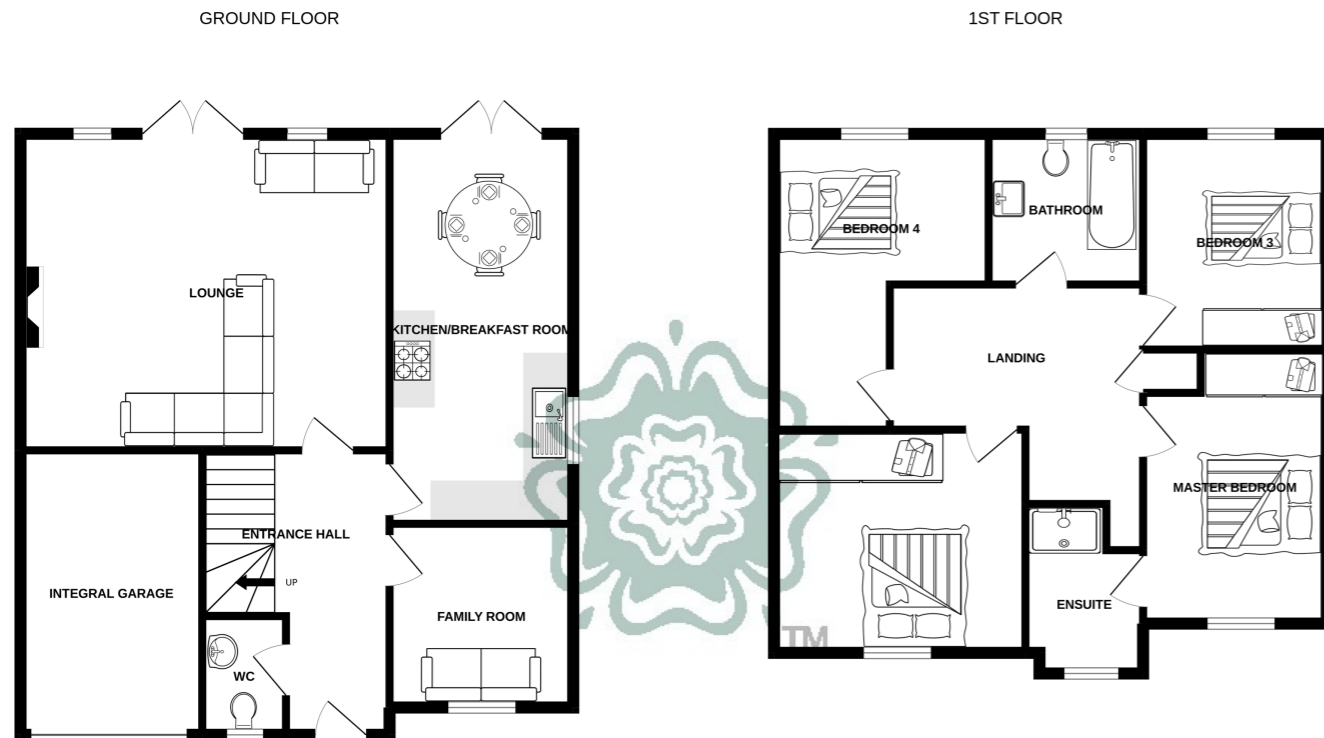


# Floor Plans



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.  
Made with Metropix ©2022



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.

## 14, Verbena Gardens

Houghton Conquest, Bedford,  
MK45 3FU  
£475,000

Viewing by appointment only

Country Properties | 1, Church Street | MK45 2PJ  
T: 01525 403033 | E: [amphill@country-properties.co.uk](mailto:amphill@country-properties.co.uk)  
[www.country-properties.co.uk](http://www.country-properties.co.uk)



# A truly delightful four bedroom detached family residence set in a superb position overlooking fields.

- Three reception rooms
- Single garage and ample parking
- Built in wardrobes to three of four bedrooms
- Beautiful landscaped rear garden

## Ground Floor

### Entrance Hall

Double glazed entrance door, laminate flooring, radiator.

### Cloakroom

Georgian style double glazed window to front, radiator, wash hand basin, low level WC, laminate flooring.

### Lounge

18' 2" x 13' 10" (5.54m x 4.22m) Double glazed window to rear, feature fireplace with marble hearth and wood surround, laminated flooring, two radiators.

### Dining Room/Play Room/Study

9' 0" x 9' 0" (2.74m x 2.74m) Georgian style double glazed window to front, radiator, laminated flooring.

### Kitchen/Breakfast Room

19' 2" x 9' 0" (5.84m x 2.74m) Double glazed window to side, double glazed French doors to rear, radiator, laminate flooring, a range of base and wall mounted units with granite work surfaces over, one and a half sink drainer unit, double oven, five ring gas hob and extractor fan over, integrated fridge/freezer, integrated dishwasher, under unit downlighters.

## First Floor

### Landing

Access to loft, airing cupboard housing, carpet, radiator.

### Bedroom One

12' 9" x 10' 11" (3.89m x 3.33m) Double glazed window to front, radiator, hir and hers wardrobes.

### Ensuite

A white suite comprising wash hand basin, low level WC, shower cubicle, frosted double glazed window to front, fully tiled, ceiling downlighters, vinyl flooring, heated towel rail.

### Bedroom Two

11' 10" x 10' 01" (3.61m x 3.07m) Georgian double glazed window to front, radiator, carpet, built in wardrobes.

### Bedroom Three

9' 9" x 8' 9" (2.97m x 2.67m) Double glazed window to rear, radiator, double wardrobe.

### Bedroom Four

10' 9" x 10' 6" (3.28m x 3.20m) Double glazed window to rear, radiator, carpet.

### Bathroom

A white suite comprising panelled bath with shower over, wash hand basin, low level WC, double glazed window to rear, heated towel rail, vinyl flooring, fully tiled, ceiling downlighters.

## Outside

### Front Garden

Mainly laid to lawn with flower and shrub borders.

### Rear Garden

Delightful landscaped gardens, mainly laid to a shaped lawn with a large patio area, outside lights, power point, timber fence surround, outside tap.

### Garage and Off Road Parking

A single garage with up and over door, power and light, off road parking to the front.

## Directions

From the centre of Amphill, take the B530 towards Bedford. Take the first exit at the roundabout, a further 150 metres on your right hand side, turn into Juniper Drive. Follow the road around to the left, continue along and at the T Junction you will be on Angelica Grove - follow along to the left and you will come to Verbena Gardens.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDORS

HOUGHTON CONQUEST - a small village with a mixture of properties. A6 is 2 miles away; M1 Junction 13 is 6 miles away. The mainline station is at Bedford or Flitwick. The village has a Lower school, Middle in Stewartby, an Upper in Wootton, Post office/store, pub & Knife & Cleaver country restaurant.

## N.B.

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.

