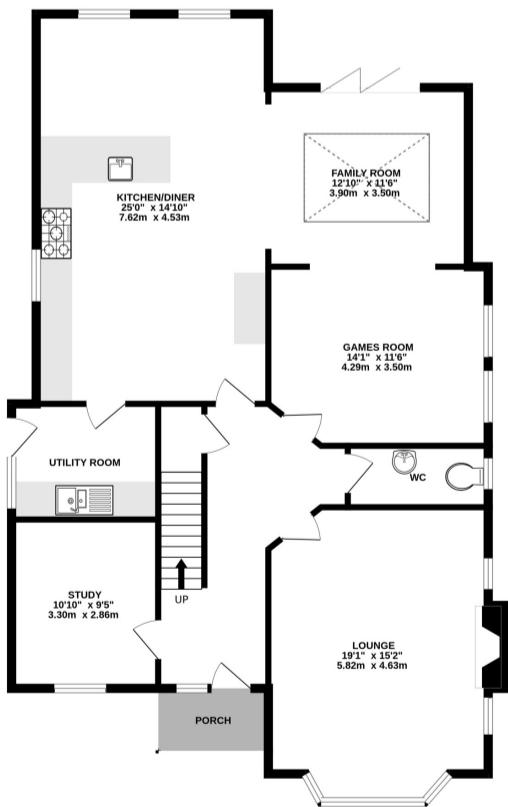
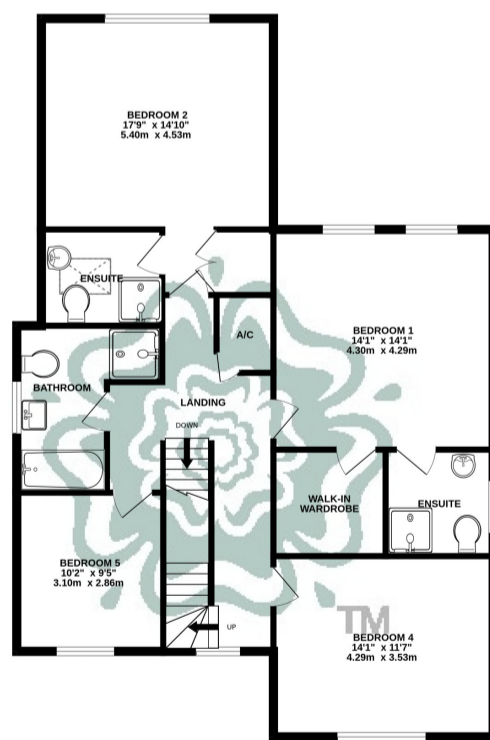




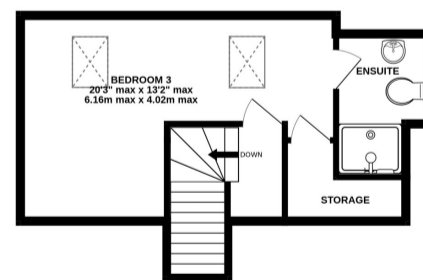
GROUND FLOOR  
1287 sq.ft. (119.6 sq.m.) approx.



1ST FLOOR  
1093 sq.ft. (101.6 sq.m.) approx.



2ND FLOOR  
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA: 2723 sq.ft. (253.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		84	88

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

Viewing by appointment only

Country Properties | 1, Church Street | MK45 2PJ  
T: 01525 403033 | E: ampt Hill@country-properties.co.uk  
www.country-properties.co.uk

Such a super spacious family home with accommodation over three floors. A great versatile layout with a kitchen/family/dining area and so much more. Situated in a small close of just three houses with a tree screened frontage.

- Super layout that lends itself to a perfect place for entertaining.
- Lounge with log burner and a separate study.
- Five bedrooms, three ensuites and a master bedroom with a walk-in wardrobe.
- Well regarded school catchment and commuter access.
- Double garage with electric doors and plenty of parking.

## Ground Floor

### Entrance Hall

Entrance door to the front, stairs rising to the first floor with oak banister, under stairs cupboard with light, engineered wood flooring, radiator, double glazed window to the front.

### Cloakroom

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

### Lounge

19' 1" x 15' 2" (5.82m x 4.62m) Wood burner stove, engineered wood flooring, double glazed bay window to the front and an additional double glazed window to the side, radiator.

### Study

10' 10" x 9' 5" (3.30m x 2.87m) Engineered wood flooring, double glazed window to the front, radiator.

### Kitchen/Dining/Family Room

Kitchen - 25' 0" x 14' 10" (7.62m x 4.52m)

Family Room - 12' 10" x 11' 6" (3.91m x 3.51m)

Games Room - 14' 1" x 11' 6" (4.29m x 3.51m)

The ground floor rear of the property is open plan and consists of a versatile layout of kitchen, dining, family and snug areas to suit you with underfloor heating throughout. The kitchen has granite work surfaces and integrated Siemens double ovens, a five burner gas hob and extractor hood, an integrated dishwasher and space for an American style fridge freezer.

There is a dining area and a family TV seating area with a sunlight well and tri-fold doors opening onto the rear garden plus a further reception area currently being used as the pool table games room.

### Utility

Base units with work surfaces and a sink with tiling to splashbacks, space and plumbing for washing machine, door to the side access, ceramic tiled flooring, boiler.

## First Floor

### Landing

Double glazed window to the front, stairs rising to the second floor, airing cupboard, radiator.



### Master Bedroom

14' 1" x 13' 11" (4.29m x 4.24m) Two double glazed windows to the rear, walk-in wardrobe, radiator, fitted carpet, door into:

### Ensuite

A suite comprising of a shower cubicle, vanity unit wash hand basin, low level WC, extractor fan, shaver point, heated towel rail, part tiled walls and ceramic tiled flooring, double glazed window to the side.

### Bedroom Two

14' 9" Excl. door recess x 13' 7" (4.50m x 4.14m) Double built-in wardrobes, double glazed window to the rear, radiator, fitted carpet.

### Ensuite Two

A suite comprising of a shower cubicle, low level WC, wash hand basin, Velux window to the side, part tiled walls and ceramic tiled flooring, heated towel rail.

### Bedroom Three

13' 9" into bay x 11' 9" excl. door recess (4.19m x 3.58m) Double glazed bay window to the front, built-in wardrobes, access to loft through loft hatch, radiator, fitted carpet.

### Bedroom Four

10' 2" x 9' 5" (3.10m x 2.87m) Double glazed window to the front, radiator, fitted carpet.

### Bathroom

A suite comprising of a panelled bath with mixer taps, separate shower cubicle, wash hand basin, low level WC, shaver point, heated towel rail.

## Second Floor

### Bedroom Five

18' 10" > 9' 4" x 13' 0" with restricted head height (5.74m > 2.84m x 3.96m) Walk-in wardrobe, double glazed Velux window, radiator.

### Shower Room

A suite comprising of a shower cubicle, wash hand basin, low level WC, shaver point, part tiled walls and ceramic tiled flooring.

## Outside

### Rear Garden

An enclosed rear garden, mainly laid to lawn with a paved patio area, enclosed by wood panel fencing, side access, courtesy light and power sockets, tap.

### Double Garage

Electrically operated doors, power and light.

### Parking

Block paved driveway providing off-road parking for several vehicles.

### Directions

From the centre of Amptill, take Dunstable Street towards Flitwick. At the second mini roundabout the road becomes Flitwick Road. Number 41a is on the left hand side.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDORS.

### 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.

