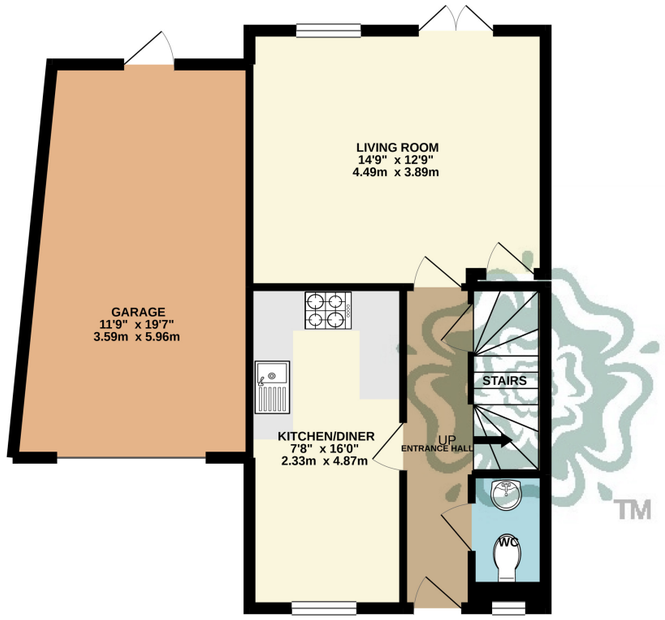
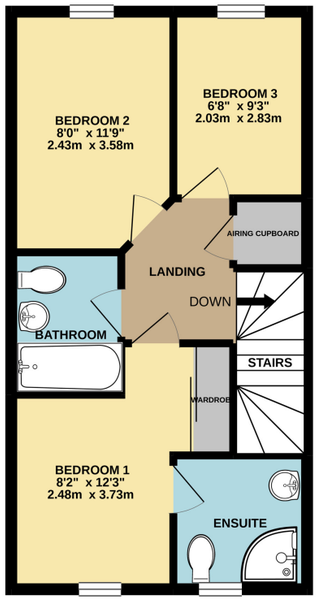
Floor Plans

GROUND FLOOR
629 sq.ft. (58.4 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 1052 sq.ft. (97.7 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

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www.country-properties.co.uk

COUNTRY PROPERTIES
PART OF HUNTERS

26, Colston Rise

Ampthill, Bedfordshire,
MK45 2GN
Offers in Excess of £350,000

COUNTRY PROPERTIES
PART OF HUNTERS

A three bedroom semi-detached home located just outside the town centre with off-road parking and the rare addition of a large single garage.

- Large single garage.
- Well regarded local schools.
- Ensuite to bedroom one.
- Less than 400m to the town centre.
- Off-road parking and visitor parking.
- Landscaped rear garden.

Ground Floor

Entrance Hall

Entrance door to the front, stairs rising to the first floor, under stairs cupboard with space for washing machine and tumble dryer, Amtico flooring, radiator.

Cloakroom

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

Lounge

14' 9" x 12' 9" (4.50m x 3.89m) Double glazed doors and window to the rear, radiator, fitted carpet, built-in storage cupboard.

Kitchen/Diner

16' 0" x 7' 8" (4.88m x 2.34m) A range of base and wall mounted units with work surfaces, 1.5 basin stainless steel sink and drainer with splashbacks, integrated Neff appliances include - gas hob with extractor hood over and oven under, dishwasher and fridge freezer, Amtico flooring, double glazed window to the front, radiator.

First Floor

Landing

Access to loft, airing cupboard housing hot water tank and combi-boiler, radiator.

Bedroom One

12' 3" x 8' 2" (3.73m x 2.49m) Mirror fronted built-in wardrobe, double glazed window to the front, radiator.

Ensuite

A suite comprising of a shower cubicle, low level WC, wash hand basin, part tiled walls, heated towel rail, Amtico flooring, double glazed window to the front.

Bedroom Two

11' 9" x 8' 0" (3.58m x 2.44m) Double glazed window to the rear, radiator.

Bedroom Three

9' 3" x 6' 8" (2.82m x 2.03m) Double glazed window to the rear, radiator.

Bathroom

A suite comprising of a panelled bath with shower attachment, low level WC, wash hand basin, part tiled walls, heated towel rail.

Outside

Rear Garden

There is a patio seating area to the rear of the house leading to a raised lawn area, timber fencing to sides and rear, door to the garage.

Garage

19' 7" x 11' 9" (5.97m x 3.58m) Up and over door, power and light.

Parking

Off-road parking space for one car plus visitor parking.

Directions

From the centre of Ampthill, take Church Street towards Maulden. Colston Rise is on your left hand side.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDORS

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.