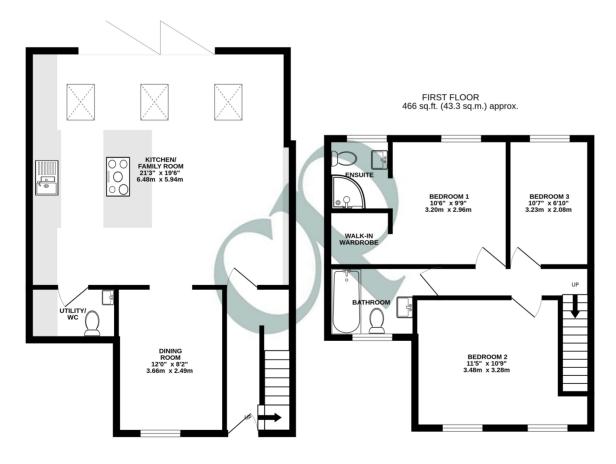


GROUND FLOOR 627 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA: 1093 sq.ft. (101.5 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 guaranter as to their operability or efficiency can be given.

Made with Metropix (2020)

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

country properties This recently renovated three bedroom semi-detached home on the quiet Cobbitts Road in the heart of Maulden seamlessly blends village living with modern comforts, all with stunning views and great access to amenities and neighbouring Ampthill town centre.

- Three bedrooms and two bathrooms with a walk-in wardrobe and ensuite to bedroom one.
- Stunning open-plan family living space opening on to the garden.
- Amazing scenic views overlooking open countryside.
- Block paved driveway providing off-road parking.
- Separate utility/ground floor WC.
- Village centre location, close to all local amenities.

#### **Ground Floor**

#### **Entrance Hall**

UPVC entrance door to the front, under stairs storage, radiator.

## Kitchen/Family Room

21' 3" x 19' 6" (6.48m x 5.94m) An impressive range of units with quartz work surfaces over, central island with breakfast bar and under-counter lighting, countersunk 1.5 basin stainless steel sink and drainer with mixer tap, split-level ovens and induction hob with integrated extractor, pull-out bin and larder units, two integrated fridge freezers and dishwasher, bi-folding doors opening to the garden, two full height radiators, three Skylight windows to the rear, opening to:

## Dining Room

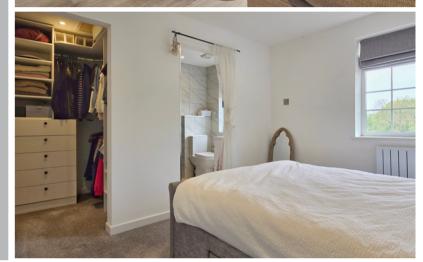
12' 0" x 8' 2" (3.66m x 2.49m) Double glazed window to the front, radiator.

#### Utility/Cloakroom

Low level WC, wash hand basin, wall mounted units with space and plumbing for washing machine and tumble dryer.







# First Floor

# Landing

Access to loft, doors to:

# Bedroom One

10' 6" x 9' 9" (3.20m x 2.97m) Walk-in wardrobe, double glazed window to the rear, radiator.

## Ensuite

A suite comprising of a shower cubicle, low level WC, wash hand basin, heated towel rail, double glazed window to the rear.

# Bedroom Two

11' 5" x 10' 9" (3.48m x 3.28m) Two double glazed windows to the front, full height radiator.

## **Bedroom Three**

10' 7" x 6' 10" (3.23m x 2.08m) Double glazed window to the rear, radiator.

# Bathroom

A suite comprising of a L-shaped bath with shower over, low level WC, wash hand basin, heated towel rail, double glazed window to the front.

# Outside

# Rear Garden

Clad-lined garden, mainly laid to lawn with pergola covered decked seating area with stunning rural views.

## Parking

Blocked paved driveway providing offroad parking for 2 cars.





