



Energy Efficiency Rating		
Very energy efficient - lower running costs		
(88+)	A	85
(81-91)	B	
(69-80)	C	92
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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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Built in 2021 but already recently extended, this beautiful four bedroom detached home with a part converted garage and off-road parking is situated on a popular Ampthill Gardens family development. Close to the local schools and with the peace of mind modern homes bring, this high spec property is ready to move in.

- Four bedrooms with an ensuite to master
- Open plan kitchen/family room
- Part converted garage used a games room
- Driveway for numerous cars
- 5 years remaining on builders guarantee.
- Short distance to the highly regarded local schools.

Ground Floor

Entrance Hall

UPVC Front door, radiator.

Cloakroom

Heated towel rail, low level w/c and wash hand basin, part tiled to splashback areas.

Lounge

Double glazed windows to front with shutters, radiator.

Study

Double glazed window to front with shutters, underfloor heating.

Kitchen/Dining Room

Double glazed window to side and rear, 3 skylight windows to rear, integrated fridge freezer, washing machine and dishwasher, induction hob with extractor hood, split level ovens, a range of base and wall mounted units with work surfaces over, breakfast bar, island, 1 1/2 stainless steel sink and drainer with quooker hot tap, part tiled to splashback areas, gas boiler, electric underfloor heating.

First Floor

Landing

Access to boarded loft, airing cupboard housing hot water tank, radiator.

Bedroom One

Double glazed window to rear, radiator, fitted wardrobes.



Ensuite

Double glazed window, towel rail, part tiled to splashback areas, a white suite comprising of wash hand basin, low level w/c and separate shower cubicle.

Bedroom Two

Double glazed window to rear, radiator.

Ensuite

Double glazed window to rear, towel rail, part tiled to splashback areas, white suite comprising of wash hand basin, low level w/c with separate shower cubicle.

Bedroom Three

Double glazed window to front with shutters, radiator.

Bedroom Four

Double glazed window to front with shutters, radiator.

Bathroom

Double glazed window to front with shutters, part tiled to splashback areas, a white suite comprising of panelled bath, shower over bath, wash hand basin, low level w/c.

Garage

Part converted garaged used as games room, power and light, door to garden.

Driveway

Parking for numerous cars.

Rear Garden

Artificial grass for low maintenance, patio seating area, shed.

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.

These are preliminary details to be approved by the vendor.

