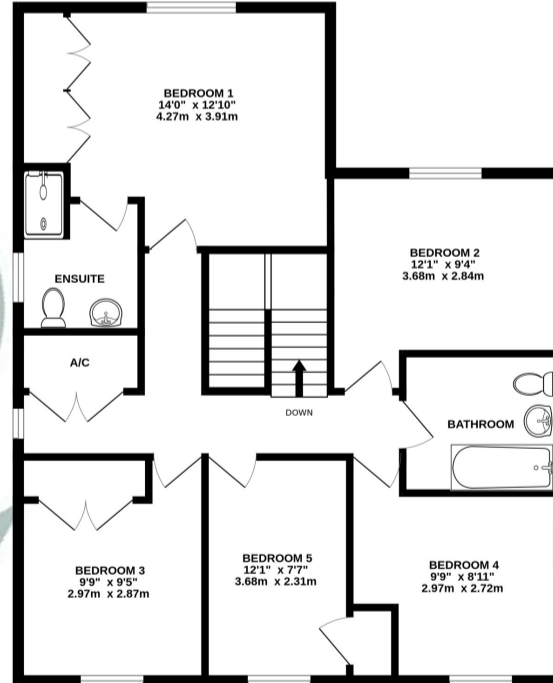
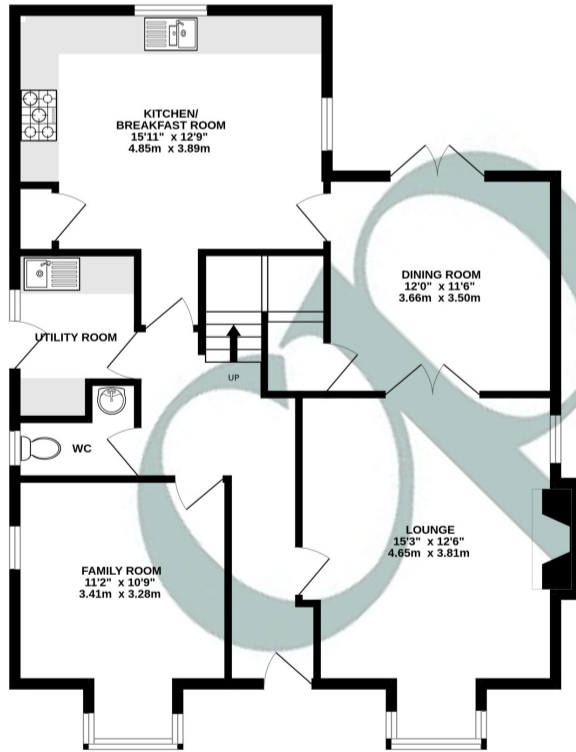
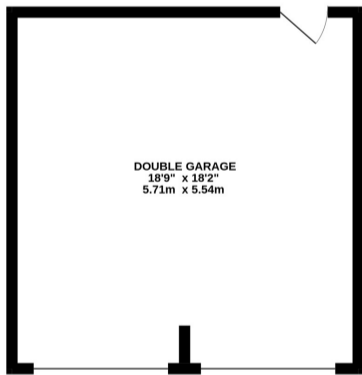




GARAGE
339 sq.ft. (31.5 sq.m.) approx.

GROUND FLOOR
925 sq.ft. (86.0 sq.m.) approx.

1ST FLOOR
899 sq.ft. (83.5 sq.m.) approx.



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			
		69	83
England, Scotland & Wales			
EU Directive 2002/91/EC			

TOTAL FLOOR AREA : 2163 sq.ft. (201.0 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.
Made with Metropix ©2024

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: amphill@country-properties.co.uk
www.country-properties.co.uk

Spanning circa 1800 square foot, this generously sized five bedroom detached home is located on the incredibly sought-after private part of John Bunyan Close in Maulden, benefitting from a double garage and ample off-road parking.

- Five bedrooms and two bathrooms.
- Double garage and off-road parking for up to six cars.
- West facing rear garden backing on to woodland.
- Short distance to local amenities and Ampthill town centre.
- Highly regarded local school catchment.
- Blocked paved private road.

Ground Floor

Entrance Hall

Wooden entrance door to the front, stairs rising to first floor, radiator.

Cloakroom

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

Lounge

15' 3" x 12' 6" (4.65m x 3.81m) Brick feature fireplace with gas burner, double glazed bay window to the front and double glazed window to the side, two radiators.

Dining Room

12' 0" x 11' 6" (3.66m x 3.51m) French doors to the garden, under stairs cupboard, radiator.

Family Room

11' 2" x 10' 9" (3.40m x 3.28m) Double glazed bay window to the front and double glazed window to the side, two radiators.

Kitchen/Breakfast Room

15' 11" x 12' 9" (4.85m x 3.89m) A range of base and wall mounted units with quartz work surfaces over, countersunk 1.5 basin stainless steel sink and drainer with mixer tap, integrated dishwasher and full height fridge freezer, space for Range cooker, integrated microwave, pantry cupboard, double glazed windows to the side and rear, radiator.



Utility

A range of base and wall mounted units with work surfaces over, stainless steel sink and drainer with mixer tap, space for appliances, door to side access, gas boiler, double glazed window to the side, radiator.

First Floor

Landing

Access to loft, airing cupboard housing hot water tank, double glazed window to the side, radiator.

Bedroom One

14' 0" x 12' 10" (4.27m x 3.91m) Fitted wardrobes, 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 side.

Bedroom Two

12' 1" x 9' 4" (3.68m x 2.84m) Double glazed window to the rear, radiator.

Bedroom Three

9' 9" x 9' 5" (2.97m x 2.87m) Fitted wardrobes, double glazed window to the front, radiator.

Bedroom Four

9' 9" x 8' 11" (2.97m x 2.72m) Double glazed windows to the front and side, radiator.

Bedroom Five

12' 1" x 7' 7" (3.68m x 2.31m) Fitted wardrobes, double glazed arched window to the front, radiator.

Bathroom

A suite comprising of a panelled bath with shower over, low level WC, wash hand basin, double glazed window to the side, radiator.

Outside

Rear Garden

A landscaped, west-facing rear garden - mainly laid to lawn with patio seating area and rear access to both sides.

Double Garage

18' 9" x 18' 2" (5.71m x 5.54m) Two up and over doors, power and light.

Parking

Blocked paved driveway providing off-road parking for up to six cars.

Directions

From the centre of Ampthill take Church Street towards Maulden. By the village hall turn right into Flitwick Road and John Bunyan Close is then the first turning on the right.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY VENDOR

