



TOTAL FLOOR AREA: 1659 sq.ft. (154.1 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 valuation, contact the numbers listed on the brochure

Viewing by appointment only

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

Nestled in the heart of Maulden on the highly desirable Duck End Lane, this four bedroom detached home really does offer little compromise blending modern living with a charming village feel.

- Four double bedrooms.
- Beautifully presented throughout.
- A short distance to Maulden's amenities, allotments and scenic walks.
- Ample off-road parking.
- Integrated double garage divided in to 2 stores by a stud wall.
- Open-plan living opening on to the garden.

Ground Floor

Entrance Hall

UPVC front door. Stairs to first floor. Door to garage.

Lounge

12' 11" x 12' (3.94m x 3.65m) Double glazed window to front. Single glazed internal window to rear. Radiator.

Living Room/Diner

27' 6" x 11' 6" (8.38m x 3.51m) Bi-folding doors to garden. Opening into Kitchen. Single Glazed internal window to front. Two radiators.

Kitchen

14' 4" x 11' 9" (4.37m x 3.58m) Two sets of tri-folding doors to garden and skylights. A range of base wall island units with work surfaces over, stainless steel sink with drainer, tiled splashback, Integrated fridge, freezer, dishwasher, eye level ovens, induction hob with integral extractor. Full-height radiator.

Cloakroom

Low level WC & wash hand basin. Towel rail.

Utility Room

A range of base units with work surfaces over. Double glazed window to rear and skylight. Cupboard with space and plumbing for washing machine & tumble dryer.



First Floor

Landing

Double glazed window to side. Airing cupboard housing combi-boiler. Radiator. Loft access.

Bedroom One

12' 11" x 12' (3.94m x 3.65m) Double glazed window to front. Radiator.

En-suite

Shower cubicle, low level WC and wash hand basin

Bedroom Two

11' 11" x 11' 7" (3.63m x 3.53m) Double glazed window to rear. Radiator.

Bedroom Three

9' 10" x 8' 10" (3m x 2.69m) Double glazed window to front. Radiator.

Bedroom Four

8' 5" x 8' 2" (2.57m x 2.49m) Double glazed window to rear. Radiator.

Bathroom

Double glazed window to rear. Panelled P-shaped bath with telephone shower mixer attachment and shower over bath. Wash hand basin. Low level WC. Part tiled. Towel rail.

Outside

Garage

Integrated garage, separated in two by studwork.

Parking

Block paved driveway providing ample parking.

Rear Garden

A private, landscaped rear garden with raised lawn and decking areas, mature trees, shrubs and flower bed borders.

Directions

Enter Maulden from Ampthill via Snowhill. Turn right into Flitwick Road, Duck End Close is the second left. No. 3 is on your left.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDORS

