



TOTAL FLOOR AREA : 1812 sq.ft. (168.4 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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Viewing by appointment only

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Tucked away on the Ampthill Heights development, this four double bedroom detached is the pick of the bunch with its open plan living spaces and larger than average rear garden, all centrally located for the highly regarded local schools.

- Four double bedrooms.
- Off-road parking in front of double garage.
- Larger than average rear garden.
- Beautifully presented open plan kitchen/diner.
- Good sized lounge and separate study.

Ground Floor

Entrance Hall

Entrance door to the front, under stairs cupboard, cast iron-style radiator.

Cloakroom

A suite comprising of a low level WC, wash hand basin, double glazed window to the rear, cast iron-style radiator.

Lounge

22' 6" x 11' 3" (6.86m x 3.43m) Electric feature fireplace, French doors opening to the rear garden, double glazed bay window to the front with shutters, two cast iron-style radiators.

Kitchen/Diner

28' 9" x 11' 3" (8.76m x 3.43m) A range of base and wall mounted units plus peninsula with quartz work surfaces over, breakfast bar, 1.5 basin countersunk stainless steel sink and drainer with mixer tap, oven and electric hob with extractor over, integrated fridge freezer and wine fridge plus microwave, integrated dishwasher and washing machine, French doors opening to rear garden and door to driveway, double glazed windows to the front and rear with fitted shutters to the front, two radiators.

Office

10' 6" x 6' 4" (3.20m x 1.93m) Double glazed window to the rear, radiator.



First Floor

Gallery Landing

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

Bedroom One

11' 3" x 10' 11" (3.43m x 3.33m) Fitted wardrobes, double glazed windows to the side and rear, radiator.

Ensuite One

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

Bedroom Two

12' 4" x 8' 7" (3.76m x 2.62m) Fitted wardrobes, double glazed window to the rear, radiator.

Ensuite Two

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

Bedroom Three

11' 3" x 8' 4" (3.43m x 2.54m) Double glazed window to the front, radiator.

Bedroom Four

11' 8" x 7' 5" (3.56m x 2.26m) Double glazed window to the front, radiator.

Bathroom

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

Outside

Rear Garden

A walled and tree-lined rear garden, mainly laid to lawn with patio and decked seating areas.

Parking

Double garage and parking in front for four cars.

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.

