



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

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Set on the incredibly popular Holland Road, this beautifully presented 4 bedroom future proof semi ticks all the boxes and flows amazingly well. Anyone looking to downsize into Ampthill should definitely take a look!

- Three double bedrooms, one single bedroom, and two bathrooms across two floors
- Open plan living space opening into garden
- Off road parking for four cars
- Future proof living
- Southerly facing garden
- Perfectly located for highly regarded local schools

Ground Floor

Entrance Hall

Front door, double glazed window to side, two radiators.

Lounge

Feature log burner, radiator.

Snug area

Double glazed window to side, radiator.

Kitchen/Breakfast Room

Two skylights to side, one skylight to rear, range of base and wall mounted units with work surfaces over with breakfast bar peninsula, ceramic sink and drainer with mixer tap over, integrated range oven with electric hob and extractor, space for fridge freezer, washing machine and dish washer, electric underfloor heating, french doors to garden.

Bedroom One

Double glazed window to front, under stairs cupboard, radiator.

Bathroom

Double glazed window to front, towel rail, part tiling to splashback areas, backlit mirror, white suite comprising of panelled bath with telephone shower mixer attachment, wash hand basin, low level w/c and shower over bath.



First Floor

Landing

Double glazed window to side, radiator.

Bedroom Two

Double glazed windows to side and rear, walk in wardrobe, boiler cupboard, loft access, cupboard over the stairs.

Shower Room

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

Bedroom Three

Double glazed window to rear, radiator.

Bedroom Four

Double glazed windows to side and rear, radiator.

Outside

Rear Garden

Southerly facing rear garden, mainly laid to lawn with conifers to the rear, shrub borders and a patio seating area.

Parking

Shingled driveway providing off road parking for numerous cars.

NB

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY VENDOR.

