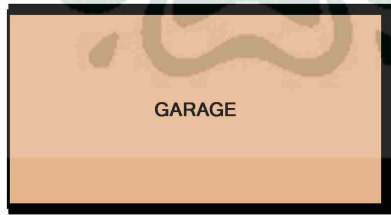
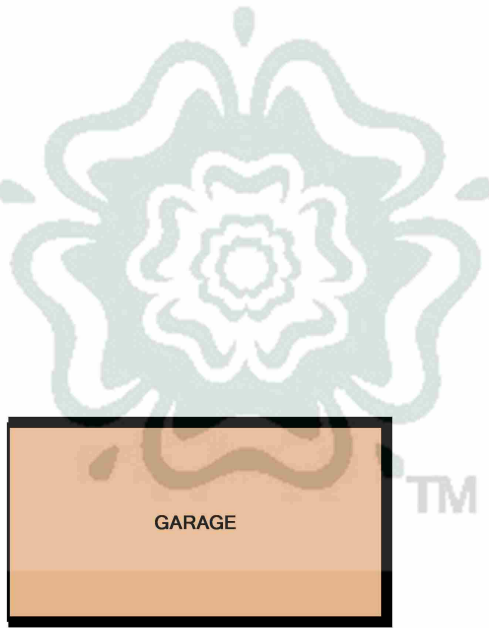
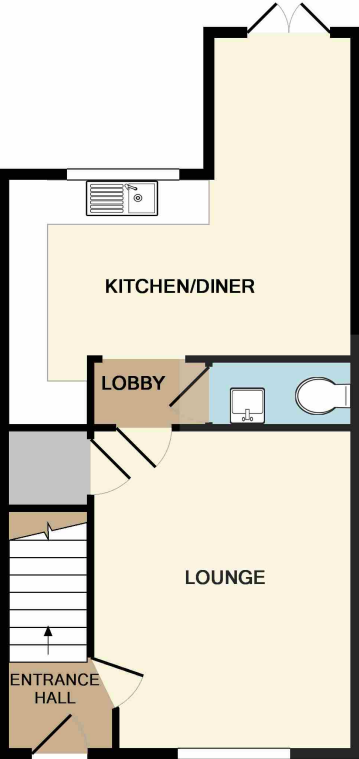
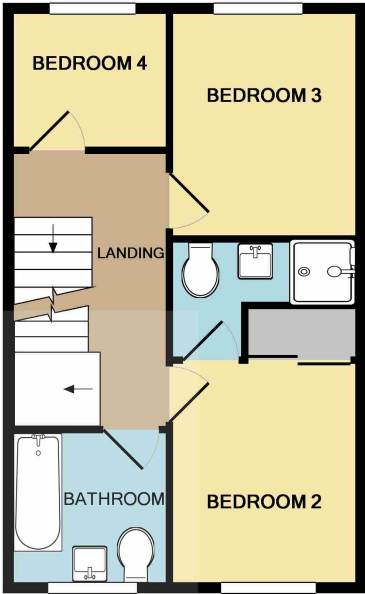


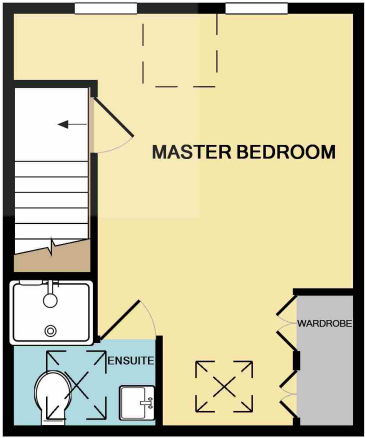
Floor Plans



GROUND FLOOR
APPROX. FLOOR
AREA 592 SQ.FT.
(55.0 SQ.M.)



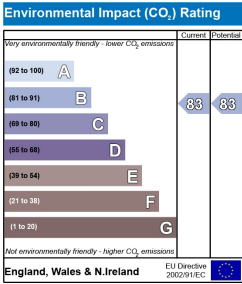
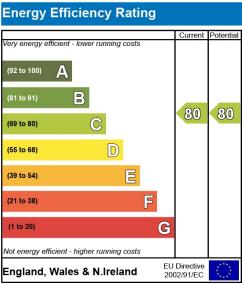
1ST FLOOR
APPROX. FLOOR
AREA 403 SQ.FT.
(37.4 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 292 SQ.FT.
(27.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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.



15, Nicolls Close

Amphill, Bedfordshire,
MK45 2GB
£350,000

Viewing by appointment only

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www.country-properties.co.uk



A modern four bedroom town house in lovely condition.

Accommodation over three floors on a very popular Ampthill development.

- Walking distance to Ampthills' well regarded local schools.
- Enclosed rear garden designed for low maintenance.
- Four bedrooms including two ensuites plus family bathroom and guest cloakroom.
- Modern kitchen/diner.
- Single garage plus parking.
- Cul de sac location so little passing traffic.

Ground Floor

Entrance Hall

Entrance door to front, stairs rising to first floor, radiator.

Cloakroom

A suite comprising of a low level WC, wash hand basin, tiling to splashbacks, radiator.

Lounge

14' 6" x 11' 8" (4.42m x 3.56m) Electric feature fireplace, double glazed window to front, radiator.

Kitchen/Diner

15' 1" x 14' 6" (4.60m x 4.42m) A range of base and wall mounted units with work surfaces over, 1.5 basin stainless steel sink and drainer, tiling to splashbacks, integrated oven, gas hob with extractor hood over, integrated fridge freezer, space and plumbing for washing machine, engineered wood flooring, French doors to garden, radiator, double glazed window to rear.

First Floor

Bedroom Two

10' 2" x 8' 6" (3.10m x 2.59m) Double built-in wardrobes, double glazed window to front, radiator.

Ensuite

A suite comprising of a wash hand basin, low level WC, separate shower cubicle, heated towel rail, part tiled walls and ceramic tiled flooring.

Bedroom Three

10' 3" x 8' 6" (3.12m x 2.59m) Double glazed window to rear, radiator.

Bedroom Four

7' 3" x 6' 3" (2.21m x 1.91m) Double glazed window to rear, radiator.

Bathroom

A suite comprising of a panelled bath with shower mixer attachment, wash hand basin, low level WC, part tiling, heated towel rail, double glazed window to front.

Second Floor

Bedroom One

17' 4" x 14' 7" (5.28m x 4.45m) Built-in wardrobe and cupboards, eves storage, two double glazed windows to rear and 1 Velux window to front, radiator.

Ensuite

A suite comprising of a wash hand basin, low level WC, separate shower cubicle, heated towel rail, Velux window to front.

Outside

Front Garden

Open shingle area and pathway.

Rear Garden

Text paved patio to the rear of the house. Shaped 'astro turf' style lawn. Shingle beds with established shrubs. Outside light. Side access.

Garage

Up and over door, overhead storage.

Parking

Off-road parking.

Directions

From the centre of Ampthill take Woburn Street to the very end. Turn left at the T junction. Turn left at the second roundabout. Follow the road (Wagstaff Way) around to the right. Turn left into Falldor Way and Nicolls Close is on the left.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDOR.

AMPTHILL – is a Georgian market town steeped in history with connections to Henry VIII. Situated between Bedford and Luton it has a population of about 14,000. A regular market with local traders has taken place on Thursdays for centuries. The town has several lively pubs, a wide variety of very well-regarded restaurants, a Waitrose supermarket and a selection of small independent specialist shops and a small museum. A number of small businesses such as solicitors, estate agents, financial services, hairdressers, and music schools are located in town. Larger businesses are to be found on the commercial and industrial developments on the outskirts, along the town’s bypass. Ampthill Great Park is beautiful, a great place to walk the dogs. There’s a children’s play area and a place to get a snack and a refreshment. It also hosts a three day music and family gala weekend in the summer. Ampthill also has a high concentration of public amenities, The local Upper School in Ampthill, Redborne School, is a very successful 13 - 18 school. There is a bus service to Bedford and a private bus to the excellent Harpur Trust schools. There is also a doctor’s surgery, fire & ambulance stations. Ampthill benefits from excellent commuter links, located between junctions 12 and 13 of the M1, nearby the A6 links Luton to Bedford and the A421 an efficient road into Milton Keynes. Ampthill is twinned with Nissan Lez Enservne in France. There are also rugby, football, cricket and bowls clubs.

