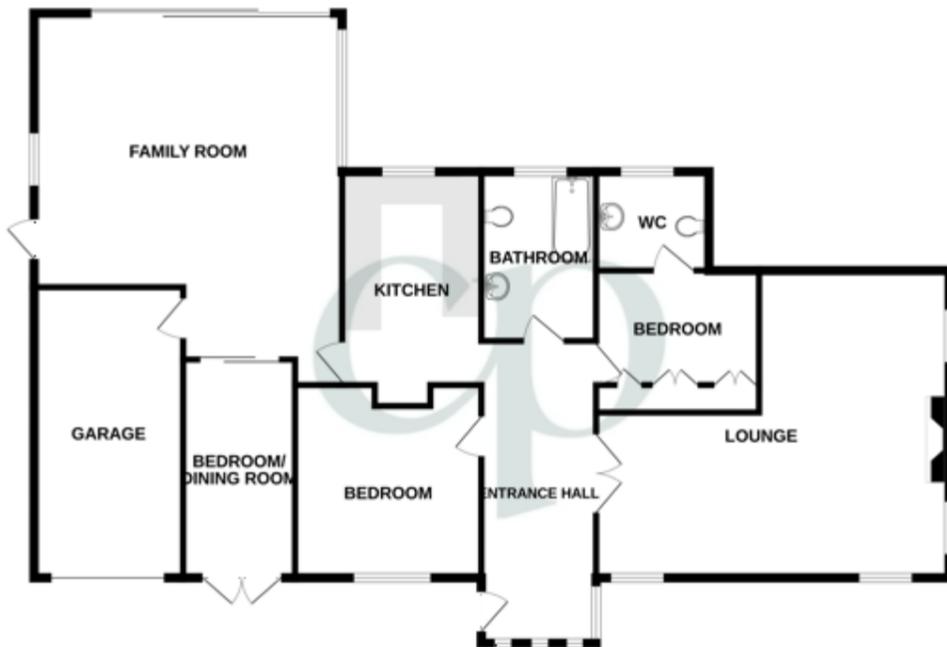




GROUND FLOOR



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 errors, omissions or misstatements. 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 is given 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

Viewing by appointment only

Country Properties | 1, Church Street | MK45 2PJ
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www.country-properties.co.uk

A rarely available detached bungalow with huge potential to extend into the loft, subject to planning in the lovely village of Clophill.

- Two large flexible reception rooms
- 2/3 Bedrooms
- Single garage and off road parking
- Sought after Clophill village location
- Access to countryside walks - perfect for walking the dog
- Close to the Clophill lakes nature reserve

Ground Floor

Entrance Hall

Front entrance door, double glazed window to front, radiator.

Lounge

21' 6" x 9' 4" (6.55m x 2.84m) Narrowing down to 11'5"
L Shape Lounge, double glazed leaded light window to front and side, brick feature fire place, radiator.

Dining Room/Third Bedroom

13' 6" x 7' 0" (4.11m x 2.13m)
Double glazed leaded light window to front, radiator, sliding patio doors.

Family Room

18' 0" x 16' 5" (5.49m x 5.00m)
Double glazed patio door, doubled glazed door and window to side.

Kitchen/Breakfast Room

13' 10" x 8' 6" (4.22m x 2.59m)
Double glazed leaded light window to rear, a range of base and wall mounted units with work surfaces over, 1 & 1/2 stainless steel sink and drainer, plumbing for washing machine, integrated electric hob and extractor hood, double split level ovens, exposed beams, radiator.

Bedroom One

12' 0" x 11' 10" (3.66m x 3.61m) Including wardrobes
Double glazed leaded light window to front, fitted wardrobes, radiator.

Bedroom Two

11' 6" x 8' 1" (3.51m x 2.46m) plus wardrobes
Double glazed leaded light window to rear, radiator.

Ensuite

Double glazed leaded light window to rear, part tiling to splashback areas, wash hand basin and low level w/c.

Bathroom

Double glazed leaded light window to rear, part tiling to splashback areas, towel rail, white suite comprising of panelled bath with telephone mixer attachment, shower over bath.

Outside

Rear Garden

South westerly facing rear garden, shaped lawn area, fish pond and patio area.

Garage

18' 2" x 9' 4" (5.54m x 2.84m)
Double glazed window to side, gas boiler, electric up and over door.

Front Garden

Mainly laid to lawn, access to rear.

Parking

Off road parking.

NB

These are preliminary details to be approved by the vendor.

