

78, Fitwick Road
Amptill, Bedfordshire,
MK45 2PD
Offers in Excess of £1,300,000

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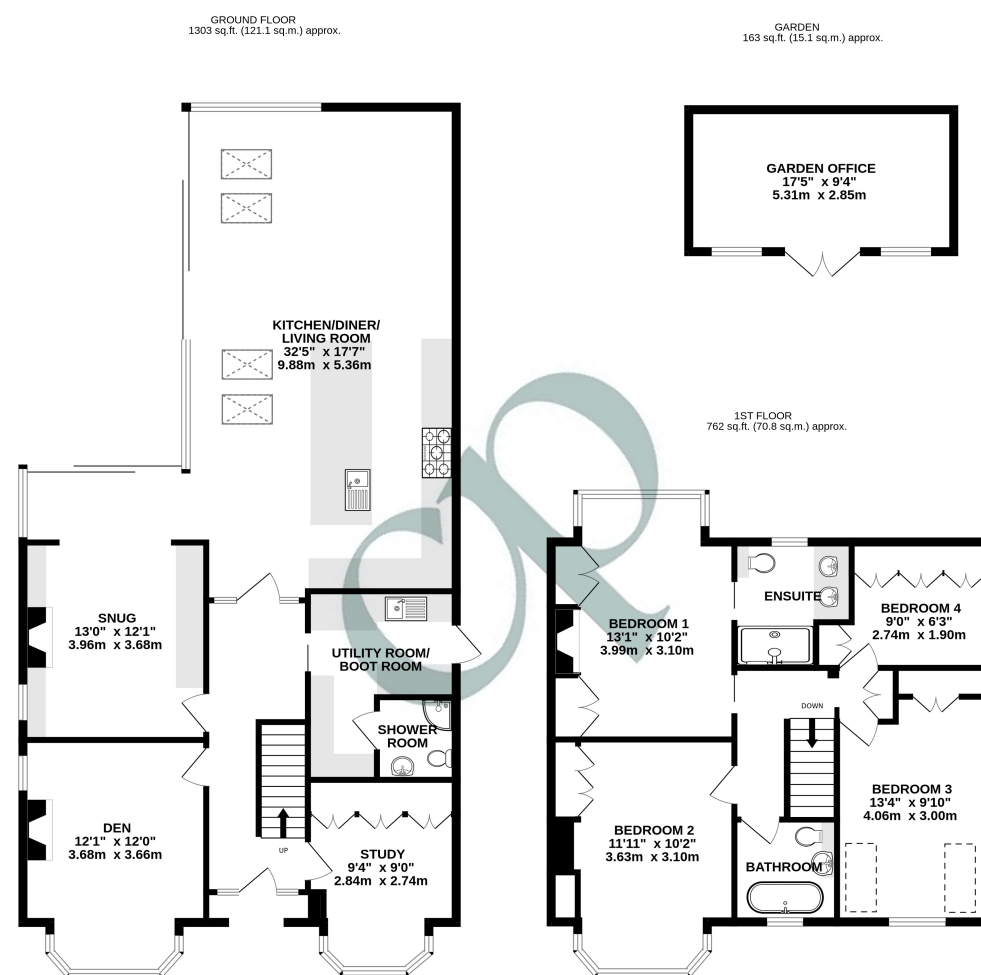
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Country Properties | 1, Church Street | MK45 2PJ
T: 01525 403033 | E: amptill@country-properties.co.uk
www.country-properties.co.uk

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A stunning 1930's four bedroom property bursting with character, a real showcase on elegant period features blended timelessly with modern flair. The heart of the home is an expansive and impressive 32ft kitchen/dining/living area—perfect for stylish entertaining and comfortable family living.

- Four bedrooms and two bathrooms to the first floor.
- 0.18 acre corner plot, ideally situated for local schools.
- 32ft kitchen/dining/living room opening onto the garden for seamless indoor/outdoor living.
- Immaculately presented 1930's house with character features throughout.
- Ample off-road parking to the front.
- Planning permission for side extension to provide a double garage with room above and ensuite to bedroom two.



TOTAL FLOOR AREA : 2228 sq.ft. (207.0 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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Off Road Parking

Block paved frontage providing off road parking for several vehicles.

Directions

From the centre of Ampthill, proceed along Dunstable Street which leads into Fitwick Road. No. 78 can be found on the corner of Grange Road which is the sixth turning on the right hand side.



GROUND FLOOR

Entrance Hall

Wooden entrance door to the front, vintage parquet flooring flowing throughout the ground floor, leaded light window to the front, radiator.

Den

12' 1" x 12' 0" (3.68m x 3.66m) Stone feature fireplace and fitted bookshelves, double glazed wooden bay window to the front with fitted shutters and double glazed wooden window to the side, radiator.

Study

9' 4" x 9' 0" (2.84m x 2.74m) Double glazed wooden bay window to the front with fitted shutters, combi-boiler, radiator.

Snug

13' 0" x 12' 1" (3.96m x 3.68m) Feature fireplace with multi-fuel burner, fitted bookshelves, double glazed wooden window to the side, radiator.

Kitchen/Dining/Living Room

32' 5" x 17' 7" (9.88m x 5.36m) A bespoke deVOL inset shaker kitchen with a range of base, wall mounted and island units with quartz work surfaces over, central island with breakfast bar, countersunk Belfast sink and drainer with mixer tap, Smeg Range cooker with extractor hood over, further integrated appliances including a full-height fridge and separate fridge freezer, dishwasher and pull out bins. Feature multi-fuel burner and wet underfloor heating, four skylight windows and two sets of panoramic aluminium sliding glass doors opening on to the rear patio.



Utility/Boot Room

A bespoke inset range of base and wall mounted units with quartz work surfaces over, countersunk Belfast sink with hot and cold taps, wet underfloor heating, door to side access, access to:

Shower Room

A traditional style suite comprising of an electric shower, low level WC, wash hand basin.

FIRST FLOOR

Landing

Access to boarded loft with ladder, storage cupboard.

Bedroom One

13' 1" x 10' 2" (3.99m x 3.10m) Feature fireplace, fitted wardrobes, double glazed wooden bay window to the rear with fitted shutters, radiator.



Ensuite

A traditional style suite comprising of a walk-in shower cubicle, double wash hand basins, low level WC, underfloor heating, back-lit antique glass mirrors, double glazed wooden window to the rear with fitted shutters.

Bedroom Two

11' 11" x 10' 2" (3.63m x 3.10m) Fitted wardrobes, double glazed wooden bay window to the front with fitted shutters, radiator.

Bedroom Three

13' 4" x 9' 10" (4.06m x 3.00m) Fitted wardrobes, double glazed wooden windows to the front and side, radiator.

Bedroom Four

9' 0" x 6' 3" (2.74m x 1.91m) Fitted wardrobes, double glazed wooden window to the side, radiator.

Bathroom

A traditional style Burlington suite comprising of a freestanding roll-top bath with shower over, low level WC, wash hand basin, underfloor heating, stained glass window to the front.

OUTSIDE

Rear Garden

Wrap-around corner plot garden with tall hedgerow screening - ideal for entertaining. Mainly laid to lawn with sleeper-lined patio/BBQ area and the benefit of a garden office/gym.

