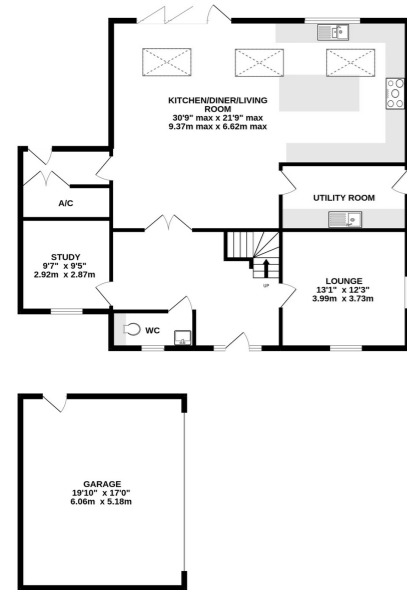
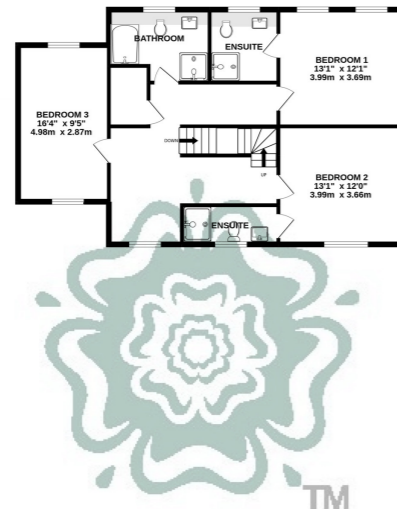


Floor Plans

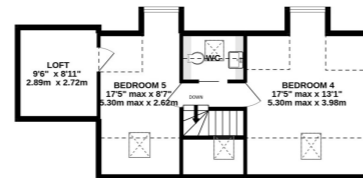
GROUND FLOOR
1540 sq.ft. (143.1 sq.m.) approx.



1ST FLOOR
902 sq.ft. (83.8 sq.m.) approx.



2ND FLOOR
522 sq.ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA : 2965 sq.ft. (275.5 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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1, Wooding Close

Houghton Conquest, Bedfordshire,
MK45 3QL
£950,000

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.

Viewing by appointment only

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



Benefitting from incredibly low running costs due to the air source heat pump, this brand new five bedroom detached home is being offered with no onward chain.

- Incredibly low running costs via air source heat pump.
- Choice of carpets to be laid.
- Ample off-road parking and double garage.
- No onward chain.
- 'Build Zone' builders guarantee with 9 years remaining.
- Five double bedrooms and three bathrooms.
- High specification throughout with 30ft kitchen/breakfast room.

Ground Floor

Entrance Hall

Composite entrance door and double glazed window to the front, zoned underfloor heating.

Cloakroom

A suite comprising of a low level WC, wash hand basin, double glazed window to the front.

Lounge

13' 1" x 12' 3" (3.99m x 3.73m) Zoned underfloor heating, double glazed windows to the front and side.

Study

9' 7" x 9' 5" (2.92m x 2.87m) Zoned underfloor heating, double glazed window to the front.

Kitchen/Diner/Living Room

Max. 30' 9" x 21' 9" (9.37m x 6.63m) A range of base and wall mounted units with stone work surfaces over and matching island, countersunk 1.5 basin ceramic sink and drainer with mixer tap, built-in double ovens and induction hob with extractor fan, integrated wine cooler and dishwasher, built-in full height fridge and freezer, zoned underfloor heating, bi-fold doors to the garden, double glazed window and three Skylight windows to the rear, access to:

Utility

A range of base and wall mounted units with wooden work surfaces over, ceramic sink and drainer with hose attachment, space and plumbing for washing machine and tumble dryer, zoned underfloor heating, door to side access.

Rear Lobby

Airing cupboard, access to garden and kitchen.

First Floor

Landing

Storage cupboard with radiator, double glazed window to the front, two radiators.

Bedroom One

13' 1" x 12' 1" (3.99m x 3.68m) Double glazed window to the rear, radiator.

Ensuite One

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

Bedroom Two

13' 1" x 12' 0" (3.99m x 3.66m) Double glazed window to the front, radiator.

Ensuite Two

A suite comprising of a shower cubicle with Aqualisa shower, vanity unit wash hand basin, low level WC, heated towel rail, double glazed window to the front.

Bedroom Three

16' 4" x 9' 5" (4.98m x 2.87m) Two double glazed windows to the front and rear, radiator.

Bathroom

A suite comprising of a panelled bath and separate shower cubicle with Aqualisa shower, vanity unit wash hand basin, low level WC, heated towel rail, double glazed window to the front.

Second Floor

Bedroom Four

Max. 17' 5" x 13' 1" (5.31m x 3.99m) Double glazed window to the rear and Skylight window to the front with integrated blind, radiator.

Bedroom Five

Max. 17' 5" x 8' 7" (5.31m x 2.62m) Double glazed window to the rear and Skylight window to the front with integrated blind, access to loft storage, radiator.

WC

A suite comprising of a low level WC, vanity unit wash hand basin, Skylight window to the rear, radiator.

Outside

Rear Garden

A north facing garden mainly laid to lawn with a patio seating area.

Double Garage

Electric up and over door, electric car charging point, power and light.

Parking

Block paved driveway providing ample off-road parking.

Directions

From the centre of Ampthill, take the B530 towards Bedford. In approximately 1.9 miles, turn right into How End Road. At the roundabout take the first exit on to High Street and then take the right turning onto London Lane. Wooding Close is on the left.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDOR

HOUGHTON CONQUEST - a small village with a mixture of properties. A6 is 2 miles away; M1 Junction 13 is 6 miles away. The mainline station is at Bedford or Flitwick. The village has a Lower school, Middle in Stewartby, an Upper in Wootton, Post office/store, pub & Knife & Cleaver country restaurant.

