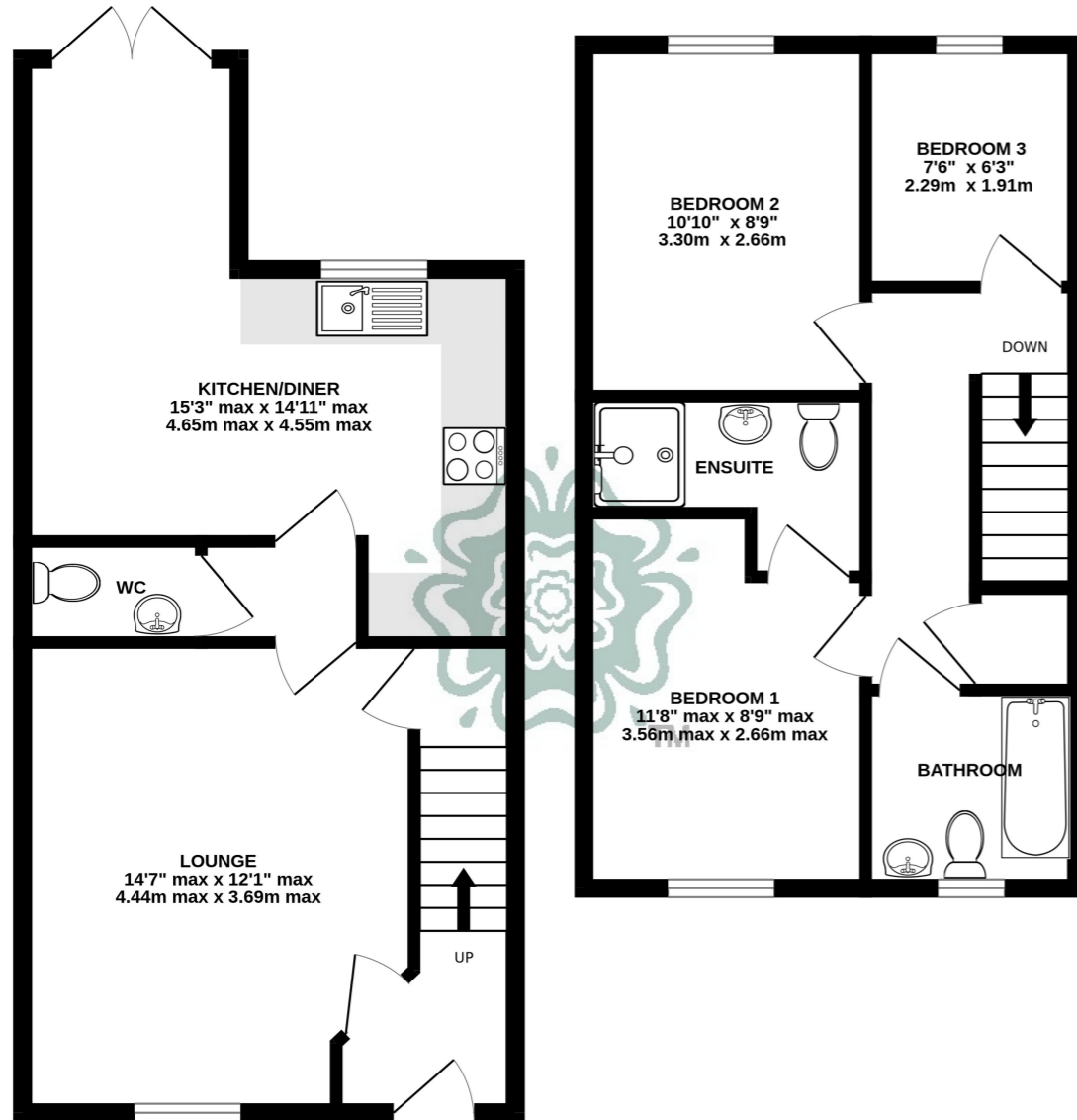


# Floor Plans

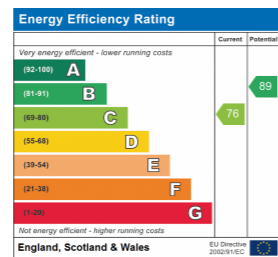
GROUND FLOOR  
443 sq.ft. (41.1 sq.m.) approx.

1ST FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 841 sq.ft. (78.2 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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## 27, Nottingham Close

Amphill, Bedfordshire,

MK45 2FZ

£350,000

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](mailto:amphill@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

**COUNTRY PROPERTIES**  
PART OF HUNTERS

**COUNTRY PROPERTIES**  
PART OF HUNTERS

# A well presented and proportioned semi detached property situated in the extremely popular Ampthill heights development.

- Stylish open plan kitchen/dining room with garden access
- Enclosed rear garden with patio area and shed
- Carport with storage area
- Three bedrooms, family bathroom and ensuite
- Double Glazing And Gas Central Heating
- No onwards chain

## Ground Floor

### Entrance Hall

Access via front door, radiator, stairs rising to first floor accommodation.

### Cloakroom

Wash hand basin, low level WC, tiling to splashback areas, radiator, extractor fan.

### Lounge

Double glazed window to front, two radiators, built in under stairs storage cupboard, door to:

### Inner Lobby

Door to cloakroom, door to kitchen/dining room.

### Kitchen

A range of base and wall mounted units with work surfaces over, stainless steel sink drainer unit with mixer tap over, integrated fridge/freezer, fitted oven, hob and extractor hood, plumbing for washing machine, integrated dishwasher, concealed wall mounted boiler, ceiling downlighters, double glazed window to rear, open plan to:

### Dining Area

Double glazed double doors to garden, radiator.

## First Floor

### Landing

Doors to all rooms, access to loft, built in storage cupboard.

### Bedroom One

Double glazed window to front, radiator.

### Ensuite

Wash hand basin, low level WC, shower cubicle, extractor fan, ceiling downlighters, radiator, fully tiled.

### Bedroom Two

Double glazed window to rear, radiator.

### Bedroom Three

Double glazed window to rear, radiator.

### Bathroom

A white suite comprising panelled bath, wash hand basin, low level WC, extractor fan, ceiling downlighters, radiator, part tiled walls, double glazed window to front.

## Outside

### Front Garden

Path to front door.

### Rear Garden

Enclosed with patio and Lawned garden. Access to side via gate.

### Carport

Carport providing parking for one car. Storage area.

### N.B.

It is becoming increasingly likely that modern developments have a management company responsible for communal areas such as play areas and opens greens, therefore this will usually incur management fees.

## Directions

From the centre of Ampthill take Woburn Street to the A507 turn left, continue along until you reach the second roundabout whereby you turn left again into Nottingham Close. Number 27 is approx. 100ft up on the left hand side.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDORS.

AMPTHILL – is a Georgian market town and civil parish in Bedfordshire, between Bedford and Luton, with a population of about 8,000. A regular market has taken place on Thursdays for centuries. The town has several lively pubs, a wide variety of restaurants, a Waitrose supermarket and a selection of small independent specialist shops. 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 also has a high concentration of public amenities, The local Upper School in Ampthill, Redborne School, is a very successful 13 - 18 school that was graded "outstanding" in their recent Ofsted inspection. There is a bus service to Bedford and a private bus to the excellent Harpur Trust schools. Also there are doctor's surgeries, fire & ambulance station. 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.

