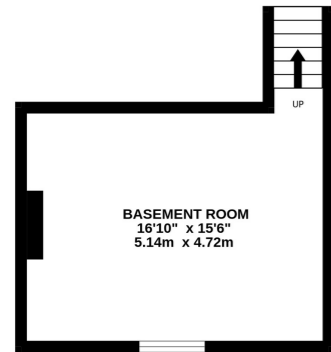
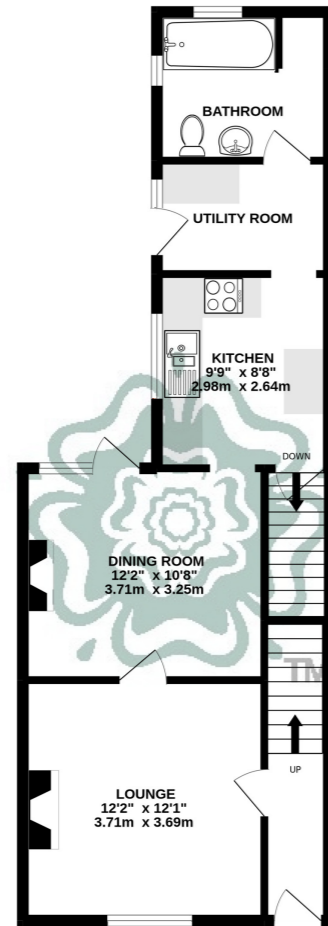


# Floor Plans

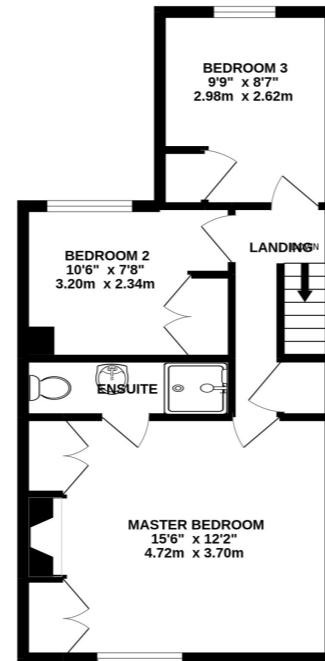
BASEMENT LEVEL  
198 sq.ft. (18.4 sq.m.) approx.



GROUND FLOOR  
540 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR  
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 1166 sq.ft. (108.3 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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## 28, Dunstable Street

Amphill, Bedfordshire,  
MK45 2JT  
£500,000

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)





# This stunning 4 bedroom, Georgian town house located in the heart of Ampthill has been updated and has the benefit of off road parking to the rear.

- Character features including open fireplace to lounge and exposed wooden floors
- Hard standing area offering off road parking with potential for garage (STPP)
- Two reception rooms plus 15ft cellar/fourth bedroom
- Re-fitted kitchen with integrated oven, hob and fridge
- Close to town centre and amenities and within Redborne school catchment
- Three first floor bedrooms with en-suite to bedroom 1 and bedroom 4 in tanked basement.

## Ground Floor

### Entrance Hall

Entrance door to the front, original oak floorboards, cast iron radiator.

### Lounge

12' 2" x 12' 1" (3.71m x 3.68m) Cast iron feature fireplace, original oak floorboards, double glazed sash window to the front, cast iron fireplace.

### Dining Room

12' 2" x 10' 8" (3.71m x 3.25m) Open brick fireplace with fitted cupboards in reveals, glazed door to the garden, double glazed window to the rear, cast iron radiator.

### Kitchen

9' 9" x 8' 8" (2.97m x 2.64m) A range of base and wall mounted units with work surfaces over, 1.5 basin ceramic sink and drainer with mixer tap, split level oven and electric hob with extractor fan over, integrated fridge freezer and dishwasher, access to basement room, double glazed window to the side.

### Utility Room

Space and plumbing for washing machine and tumble dryer, combi-boiler, door to garden, double glazed window to the side, radiator.

### Bathroom

A suite comprising of a panelled bath with shower over, low level WC, wash hand basin, double glazed windows to the side and rear, radiator.

## Cellar

### Basement/Bedroom Four

16' 10" x 15' 6" (5.13m x 4.72m) Fully tanked basement room with versatile use, double glazed window to the front, light-well, radiator.

## First Floor

### Landing

Access to loft, storage cupboard.

### Bedroom One

15' 6" x 12' 2" (4.72m x 3.71m) Cast iron fireplace with fitted wardrobes into the reveals, original oak floorboards, double glazed sash window to the front, radiator.

### Ensuite Shower Room

A suite comprising of a shower cubicle, low level WC, wash hand basin, heated towel rail.

### Bedroom Two

10' 6" x 7' 8" (3.20m x 2.34m) Vaulted ceiling, storage cupboard, double glazed window to the rear, radiator.

### Bedroom Three

9' 9" x 8' 7" (2.97m x 2.62m) Fitted wardrobes, double glazed window to the rear, radiator.

## Outside

### Front Garden

Dwarf brick wall with iron railings with path to front door. Flower and shrub borders.

### Rear Garden

Courtyard landscaped garden with paved patio seating area and shaped lawn, access to gated hard standing parking area with potential to erect garage (STPP).

## Directions

From the centre of Ampthill take Dunstable Street towards Flitwick. The property is about 500 yards on the right hand side.

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.

