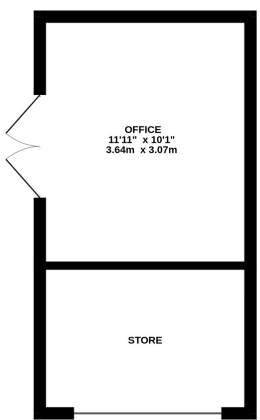
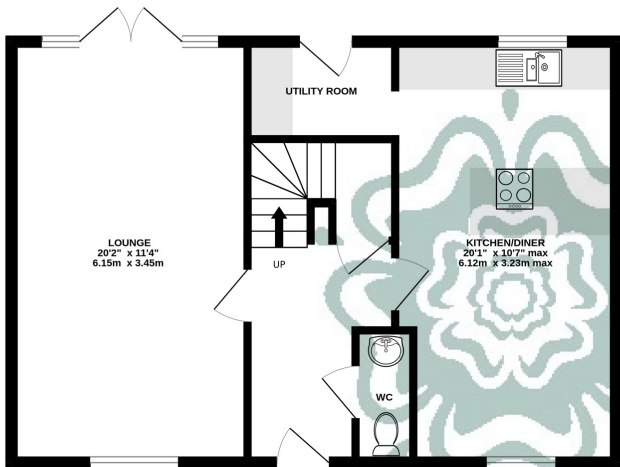




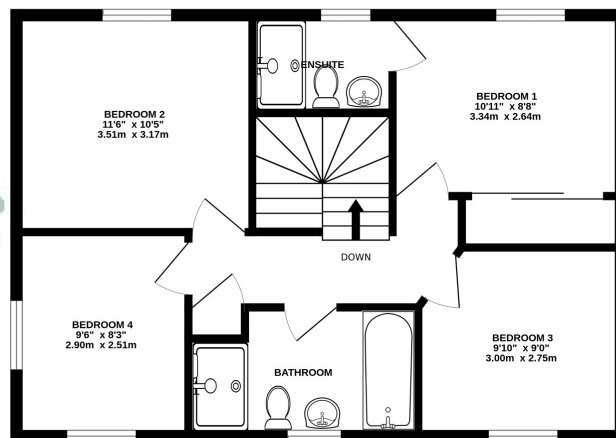
GARAGE
192 sq.ft. (17.8 sq.m.) approx.



GROUND FLOOR
564 sq.ft. (54.3 sq.m.) approx.



1ST FLOOR
564 sq.ft. (54.3 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

TOTAL FLOOR AREA : 1361 sq.ft. (126.4 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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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
T: 01525 403033 | E: amphill@country-properties.co.uk
www.country-properties.co.uk

A wonderfully sized four bedroom detached home on the highly sought after Ampthill Chase development, close to the schools and being offered with no onward chain.

- Being offered with no onward chain.
- Four bedrooms and two bathrooms.
- Open plan kitchen/diner and good sized lounge.
- Downstairs WC and separate utility.
- Close proximity to highly regarded local schools.
- Part converted garage to create additional reception/office space.

Ground Floor

Entrance Hall

Entrance door to the front, under stairs cupboard, radiator.

Cloakroom

A suite comprising of a low level WC, wash hand basin, radiator.

Lounge

20' 2" x 11' 4" (6.15m x 3.45m) Double glazed windows to the front and side with fitted blinds to the front, glazed double doors to the garden, two radiators.

Kitchen/Diner

20' 1" x 10' 7" (6.12m x 3.23m) A range of base and wall mounted units with work surfaces over, 1.5 basin stainless steel sink and drainer with mixer tap, integrated split level oven and electric hob with extractor over, integrated fridge freezer and dishwasher, double glazed windows to the front and rear, radiator, opening to:

Utility

A range of base and wall mounted units with work surfaces over, space for washing machine and tumble dryer, gas combi-boiler, door to garden, radiator.

First Floor

Landing

Access to loft, airing cupboard housing hot water tank.

Bedroom One

10' 11" x 8' 8" (3.33m x 2.64m) Fitted wardrobes, double glazed window to the rear, radiator.



Ensuite

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

Bedroom Two

11' 6" x 10' 5" (3.51m x 3.17m) Double glazed window to the rear with fitted blinds, radiator.

Bedroom Three

9' 10" x 9' 0" (3.00m x 2.74m) Double glazed window to the front with fitted blinds, radiator.

Bedroom Four

9' 6" x 8' 3" (2.90m x 2.51m) Double glazed windows to the front and side with fitted blinds, radiator.

Bathroom

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

Outside

Rear Garden

Mainly laid to lawn with patio seating area.

Garage

Part converted garage to create office/gym space.

Directions

From the centre of Ampthill take Dunstable Street towards Flitwick, at the first mini roundabout turn left into Oliver Street, follow down to the bottom and Poppy Drive is on the right hand side.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDORS.

NB

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.

