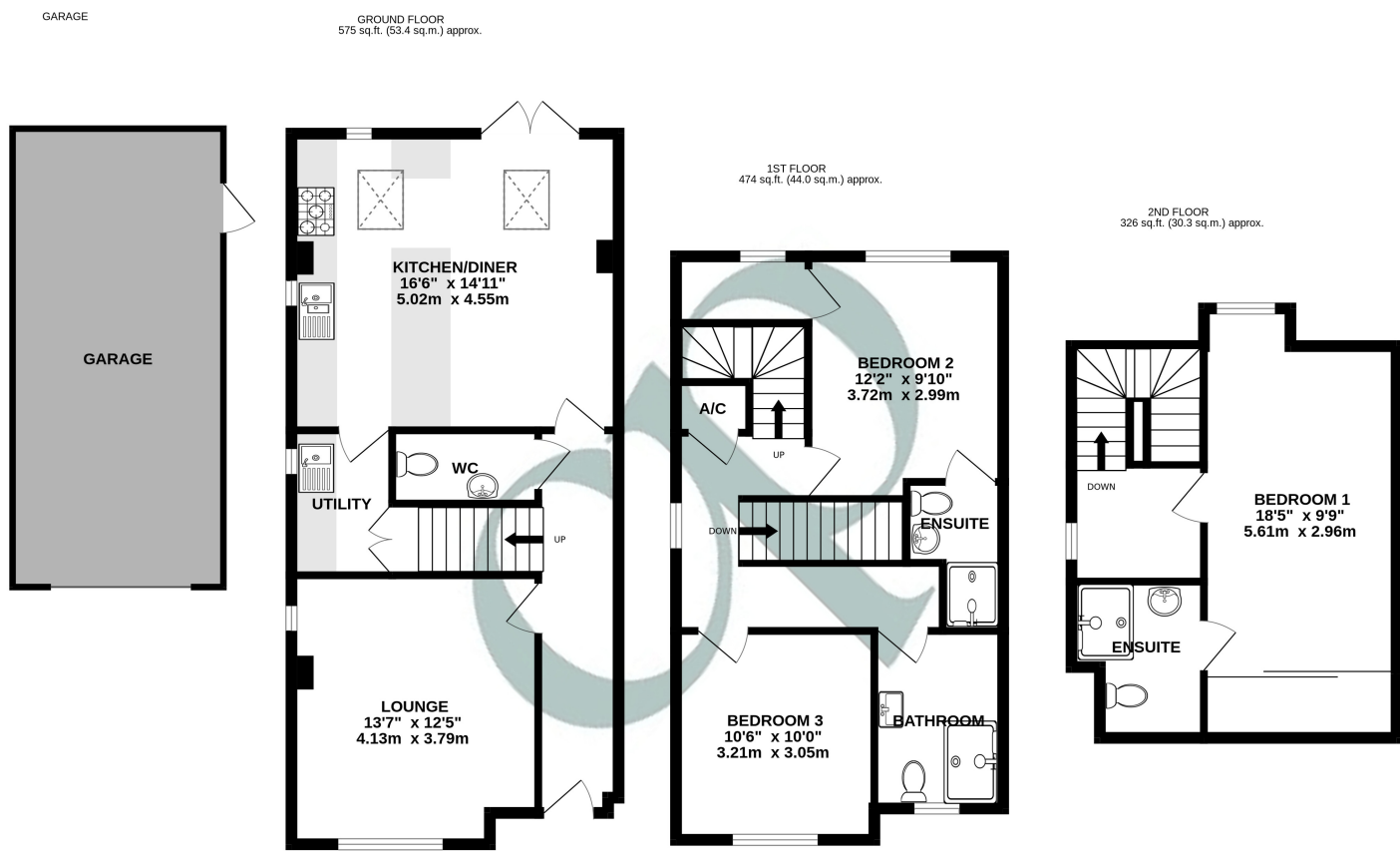




country
properties

101, Poppy Drive
Amptill, Bedfordshire,
MK45 2AT
Offers in Excess of £500,000



TOTAL FLOOR AREA : 1375 sq.ft. (127.8 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.

Made with Metropix ©2025

Energy Efficiency Rating		
Very energy efficient - lower running costs		
(88+)	A	86
(81-87)	B	
(69-80)	C	93
(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		

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: amptill@country-properties.co.uk
www.country-properties.co.uk

country
properties

This beautifully presented, high specification three bedroom semi-detached home is set on the incredibly desirable Connolly Homes estate and is a real "must see". The property benefits from off-road parking for three cars and a large single garage.

- Three double bedrooms and three bathrooms.
- Off-road parking for three cars and a large single garage.
- Immaculately presented throughout with a high specification kitchen and beautiful garden.
- Great location for local schools.

Ground Floor

Entrance Hall

UPVC entrance door to the front, radiator.

Cloakroom

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

Lounge

13' 7" x 12' 5" (4.14m x 3.78m) Double glazed window to the front and side, radiator.

Kitchen/Diner

16' 6" x 14' 11" (5.03m x 4.55m) A range of units with quartz work surfaces over and breakfast peninsula, countersunk 1.5 basin stainless steel sink and drainer with mixer tap, integrated oven and gas hob with extractor over, space for fridge freezer and dishwasher, French doors opening to the garden, two Skylight windows to the rear, double glazed windows to the side and rear, two radiators.

Utility

A range of units with quartz work surfaces over, stainless steel sink and drainer with mixer tap, space and plumbing for washing machine, under stairs cupboard, gas boiler, double glazed window to the side, radiator.

First Floor

First Floor Landing

Airing cupboard housing hot water tank, double glazed window to the side.



Bedroom Two

12' 2" x 9' 10" (3.71m x 3.00m) Walk-in wardrobe, double glazed window to the rear, radiator.

Ensuite Two

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

Bedroom Three

10' 6" x 10' 0" (3.20m x 3.05m) Double glazed window to the front, radiator.

Bathroom

A suite comprising of a walk-in shower, low level WC, wash hand basin, double glazed window to the front, radiator.

Second Floor

Second Floor Landing

Access to loft, double glazed window to the side, radiator.

Bedroom One

18' 5" x 9' 9" (5.61m x 2.97m) Fitted wardrobes, double glazed window to the rear, radiator.

Ensuite

A suite comprising of a shower cubicle with Aqualisa shower, low level WC, wash hand basin, radiator.

Outside

Rear Garden

A beautifully established rear garden with mature shrub and flower borders, patio seating area and door to the garage.

Garage

Detached single garage with up and over door.

Parking

Driveway providing off-road parking for three cars plus visitor parking.

