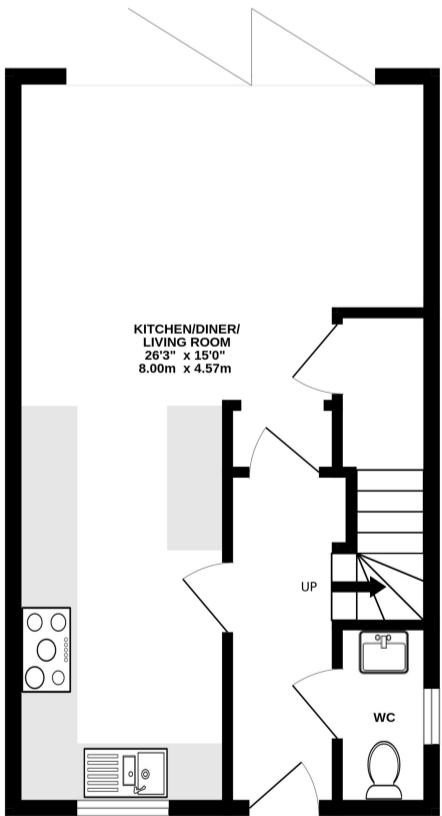
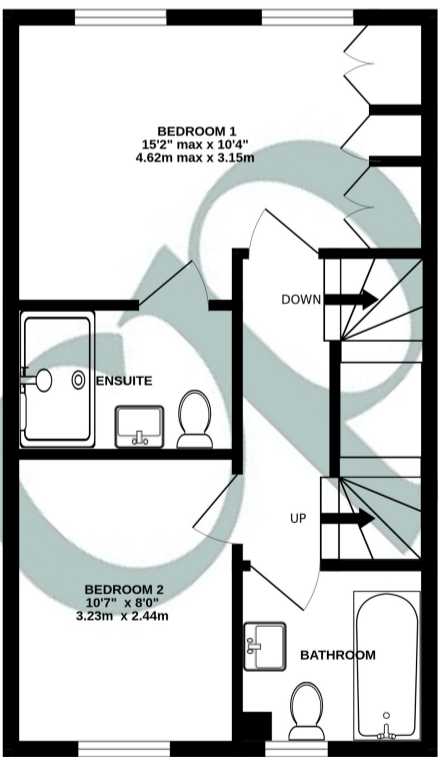




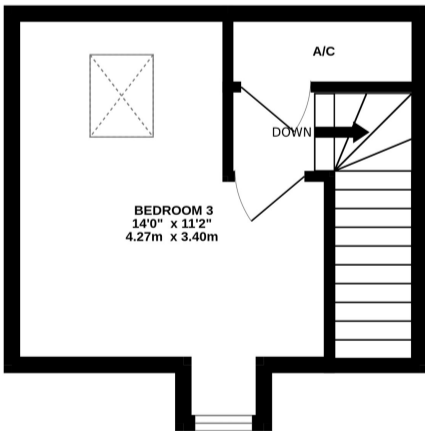
GROUND FLOOR
400 sq.ft. (37.2 sq.m.) approx.



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




2ND FLOOR
202 sq.ft. (18.8 sq.m.) approx.



TOTAL FLOOR AREA : 1001 sq.ft. (93.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	84	
(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	

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

A beautiful setting and close to all local amenities, this three storey semi-detached, only a few years old, sits perfectly at the end of Moor Lane in Maulden with open fields, allotments and a nature reserve on your doorstep.

- Three bedrooms and two bathrooms over three floors.
- Perfectly situated amongst the fields and nearby nature reserve, great for dog walking.
- Private driveway with parking for two cars.
- Open plan family living.
- Onward chain already in place.
- Stunningly presented throughout with various upgrades made by current owners including newly fitted herringbone luxury vinyl tiles throughout ground floor.
- Close to local amenities including village shop, 2 excellent pubs and highly regarded local schools.
- Within walking distance of Ampthill town centre.
- Approximately 6 years NHBC guarantee remaining.

Ground Floor

Entrance Hall

Entrance door to the front, herringbone laid luxury vinyl tiled flooring with underfloor heating, glass panelled staircase rising to first floor.

Cloakroom

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

Kitchen/Diner/Living Room

26' 3" x 15' 0" (8.00m x 4.57m) A range of base and wall mounted units with porcelain tiled splash back and quartz work surfaces over, 1.5 basin countersunk stainless steel sink and drainer with mixer tap, integrated split-level oven and induction hob with extractor over, integrated dishwasher, fridge freezer and washing machine, bi-fold doors opening to the rear garden, under stairs cupboard, underfloor heating, double glazed window to the front, gas boiler.



First Floor

First Floor Landing

Radiator, access to:

Bedroom One

15' 2" x 10' 4" max. (4.62m x 3.15m) Two double glazed windows to the rear with fitted shutters, floor to ceiling fitted wardrobes, two radiators.

Ensuite

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

Bedroom Two

10' 7" x 8' 0" (3.23m x 2.44m) Double glazed window to the front with fitted shutters, radiator.

Bathroom

A suite comprising of a panelled bath with shower over, low level WC, wash hand basin, back-lit mirror, heated towel rail, double glazed window to the front.

Second Floor

Second Floor Landing

Airing cupboard housing hot water tank, with ample storage space, access to:

Bedroom Three

14' 0" x 11' 2" (4.27m x 3.40m) Skylight window to the rear and double glazed window to the front, two radiators.

Outside

Rear Garden

Landscaped rear garden with patio seating area and raised lawn, side gate to driveway.

Parking

Driveway providing off-road parking for two cars.

NB

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

