



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

TOTAL FLOOR AREA : 1044 sq.ft. (97.0 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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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

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Boasting a generous plot of circa 0.4 acres, this detached three bedroom home has huge potential and has the huge added benefit of no onward chain.

- No onward chain.
- Three bedrooms.
- Large plot with great potential STPP.
- Garage and off-road parking.
- Beautifully mature south facing garden.
- Highly regarded local school catchment.
- Close to Clophill's amenities.

#### Ground Floor

##### Entrance Hall

Aluminium entrance door and double glazed window to the front, under stairs cupboard and cupboard housing boiler, radiator.

##### Lounge/Diner

23' 2" x 11' 11" (7.06m x 3.63m) Door to kitchen and sliding doors opening to the conservatory, double glazed window to the front, two radiators.

##### Kitchen

8' 11" x 8' 4" (2.72m x 2.54m) A range of base and wall mounted units with work surfaces over, stainless steel sink and drainer with mixer tap, integrated split-level oven and electric hob with extractor over, space for washing machine and fridge, door to garden, double glazed window to the rear, wall mounted heater.

##### Conservatory

9' 5" x 8' 9" (2.87m x 2.67m) Accessible via lounge/diner, sliding doors opening to the garden.

##### First Floor

##### Landing

Access to loft, storage cupboard housing radiator, double glazed window to the side.

##### Bedroom One

11' 11" x 9' 6" (3.63m x 2.90m) Double glazed window to the rear, radiator.

##### Bedroom Two

11' 0" x 8' 11" (3.35m x 2.72m) Double glazed window to the front, radiator.

##### Bedroom Three

9' 1" x 7' 11" (2.77m x 2.41m) Cupboard over stairs, double glazed window to the front, radiator.

##### Bathroom

A suite comprising of a panelled bath with shower over, wash hand basin, double glazed window to the rear, radiator.

##### WC

Low level WC, double glazed window to the rear.

##### Outside

##### Rear Garden

A beautifully large and mature south-facing rear garden, mainly laid to lawn with patio seating area and loads of potential!

##### Garage

16' 11" x 8' 6" (5.16m x 2.59m) Attached single garage with door opening to the garden.

##### Parking

Driveway in front of the garage providing off-road parking.

