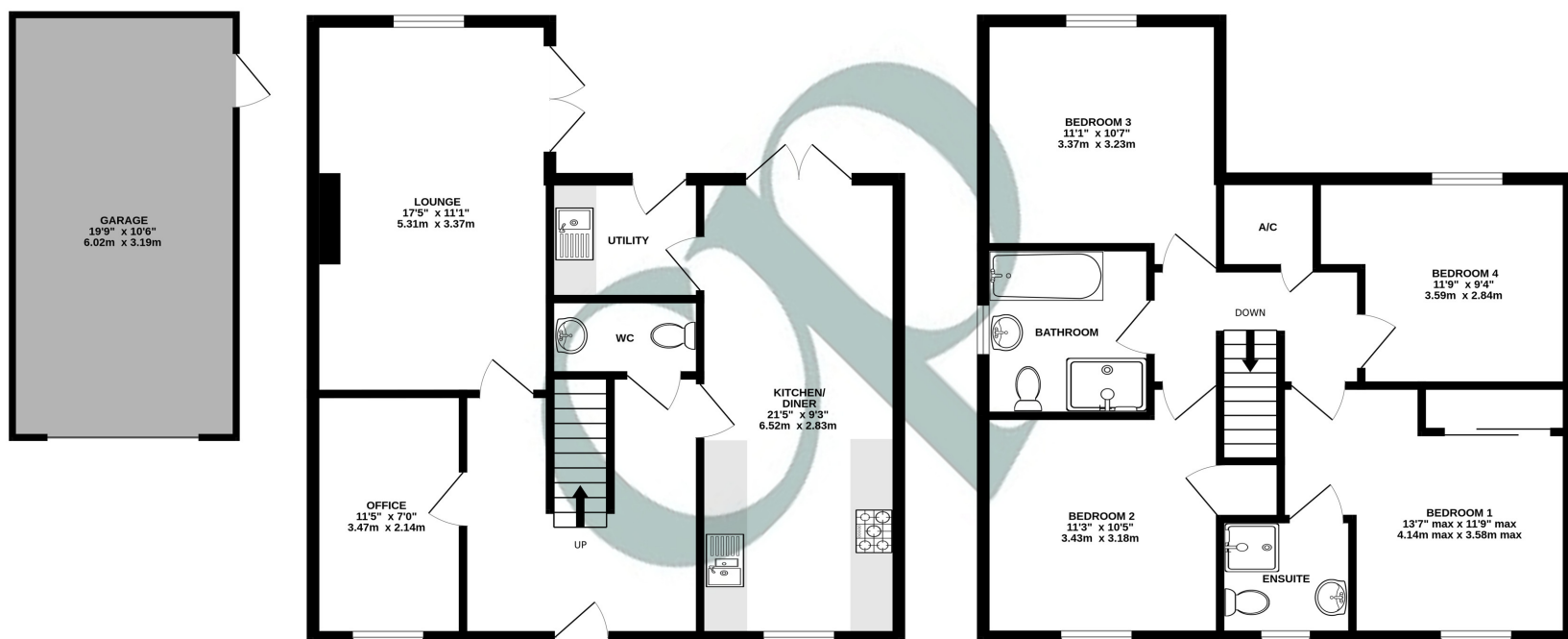




GARAGE
0 sq.ft. (0.0 sq.m.) approx.

GROUND FLOOR
663 sq.ft. (61.6 sq.m.) approx.

1ST FLOOR
668 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA : 1331 sq.ft. (123.6 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

Country Properties | 1, Church Street | MK45 2PJ
T: 01525 403033 | E: amptill@country-properties.co.uk
www.country-properties.co.uk

An amazingly well presented and well rounded four bedroom home set on the popular Ampthill Heights development, ideal for young families with it's proximity to local schools and green open spaces.

- Four bedrooms and two bathrooms.
- Detached garage and driveway providing off-road parking.
- Kitchen/diner opening to the garden plus two additional reception rooms.
- Ideally located for the highly regarded local schools.
- Only a short distance to Coopers Hill Nature Reserve (The Firs).
- Separate utility and WC on ground floor.

Ground Floor

Entrance Hall

Entrance door to the front, radiator.

Cloakroom

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

Lounge

17' 5" x 11' 1" (5.31m x 3.38m) French doors to the garden, double glazed window to the rear, two radiators.

Study

11' 5" x 7' 0" (3.48m x 2.13m) Double glazed window to the front with shutters, radiator.

Kitchen/Diner

21' 5" x 9' 3" (6.53m x 2.82m) A range of base and wall mounted units with work surfaces over, 1.5 basin composite sink and drainer with mixer tap, integrated oven and gas hob with extractor over, integrated fridge freezer and dishwasher, French doors to the garden with integrated blinds, double glazed window to the front with shutters, radiator.

Utility

A range of base and wall mounted units with work surfaces over, composite sink and drainer with mixer tap, space for washing machine, door to garden, gas boiler, radiator.



First Floor

Landing

Access to loft, airing cupboard housing hot water tank, radiator.

Bedroom One

13' 7" x 11' 9" Max. (4.14m x 3.58m) Fitted wardrobes, double glazed window to the front, radiator.

Ensuite

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

Bedroom Two

11' 3" x 10' 5" (3.43m x 3.17m) Cupboard over the stairs, double glazed window to the front, radiator.

Bedroom Three

11' 1" x 10' 7" (3.38m x 3.23m) Double glazed window to the rear, radiator.

Bedroom Four

11' 9" x 9' 4" (3.58m x 2.84m) Double glazed window to the rear, 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 side.

Outside

Rear Garden

Beautifully landscaped rear garden with patio seating areas and lawn with access to garage and driveway.

Parking

Detached garage and driveway providing off-road parking for 2-3 cars.

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.

