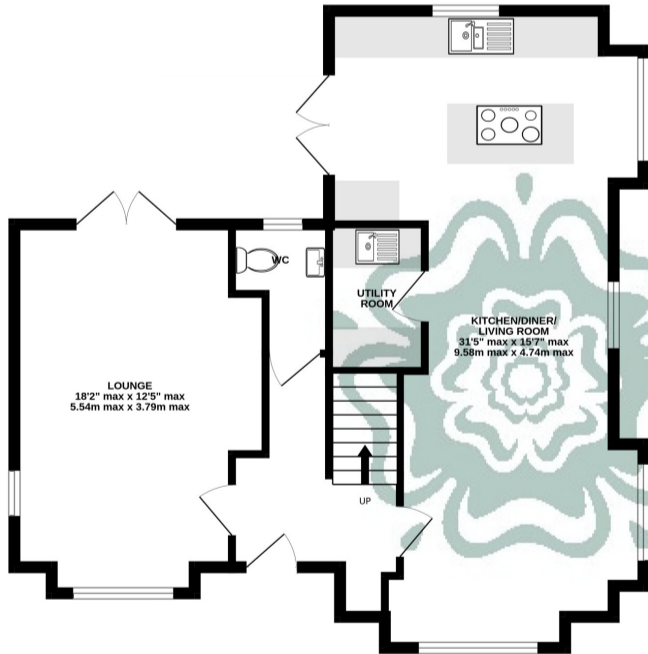




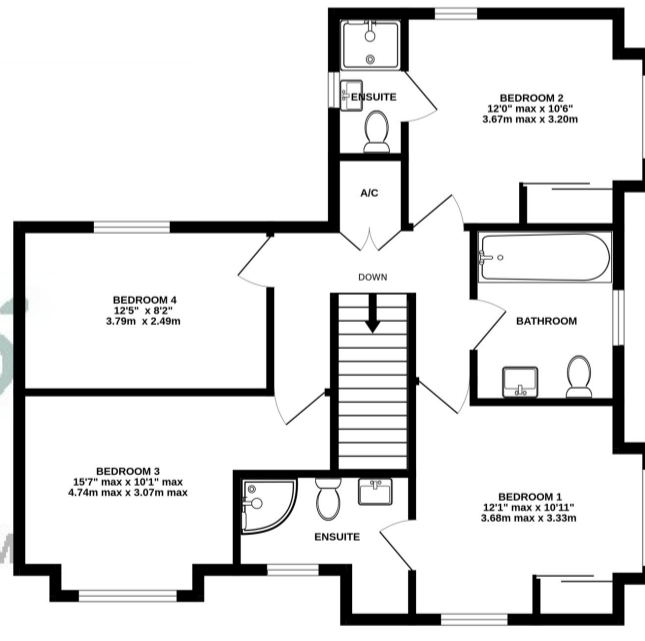
GARAGE
268 sq.ft. (24.9 sq.m.) approx.



GROUND FLOOR
728 sq.ft. (67.6 sq.m.) approx.



1ST FLOOR
714 sq.ft. (66.3 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		84	92

TOTAL FLOOR AREA : 1710 sq.ft. (158.8 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.
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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: amptill@country-properties.co.uk
www.country-properties.co.uk

The original Ampthill Garden's show home, this impressive four bedroom detached property was the most popular on the development and the largest "Alameda" house type on the site.

- Four double bedrooms and three bathrooms.
- Large drylined single garage, previously the show home office.
- Block paved driveway providing off-road parking.
- Large open-plan living space as well as separate lounge.
- East facing walled garden with open aspect to the south.
- Management fee circa £216 per annum.
- CCTV wiring installed for a multi-camera set up.

Ground Floor

Entrance Hall

Composite entrance door to the front, radiator.

Cloakroom

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

Lounge

Max. 18' 2" x 12' 5" (5.54m x 3.78m) Glazed French doors to the rear garden, double glazed windows to the front and side, radiator.

Kitchen/Dining/Living Room

31' 5" x 15' 7" (9.58m x 4.75m) A range of base and wall mounted units with stone work surfaces over and matching island with electric hob and extractor fan over, countersunk 1.5 basin stainless steel sink and drainer with mixer tap, built-in split level oven, integrated fridge freezer and dishwasher, double glazed tri-aspect windows with fitted blinds, glazed French doors to the rear garden, gas boiler and radiator.

Utility

A range of base units with stone work surfaces over, stainless steel sink and drainer with mixer tap, integrated washing machine, radiator.

First Floor

Landing

Access to loft, airing cupboard housing hot water tank, double glazed window to the rear.



Bedroom One

Max. 12' 1" x 10' 11" (3.68m x 3.33m) Fitted wardrobes, double glazed windows to the front and side, radiator.

Ensuite One

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

Bedroom Two

Max. 12' 0" x 10' 6" (3.66m x 3.20m) Fitted wardrobes, double glazed windows to the side and rear, radiator.

Ensuite Two

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

Bedroom Three

Max. 15' 7" x 10' 1" (4.75m x 3.07m) Double glazed window to the front, radiator.

Bedroom Four

12' 5" x 8' 2" (3.78m x 2.49m) Double glazed window to the rear, radiator.

Bathroom

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

Outside

Rear Garden

An east facing, private and walled garden, mainly laid to lawn with patio seating area, lined with shrubs and bushes, gate to driveway.

Garage

A single garage that was previously the show-home office with a raised floor, power and light.

Driveway

Block paved driveway to the side of the property.

Directions

From the centre of Ampthill, take Dunstable street, go straight over the two mini roundabouts on to Flitwick Road. Poppy Drive is approx. 600m on the left.

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.

