



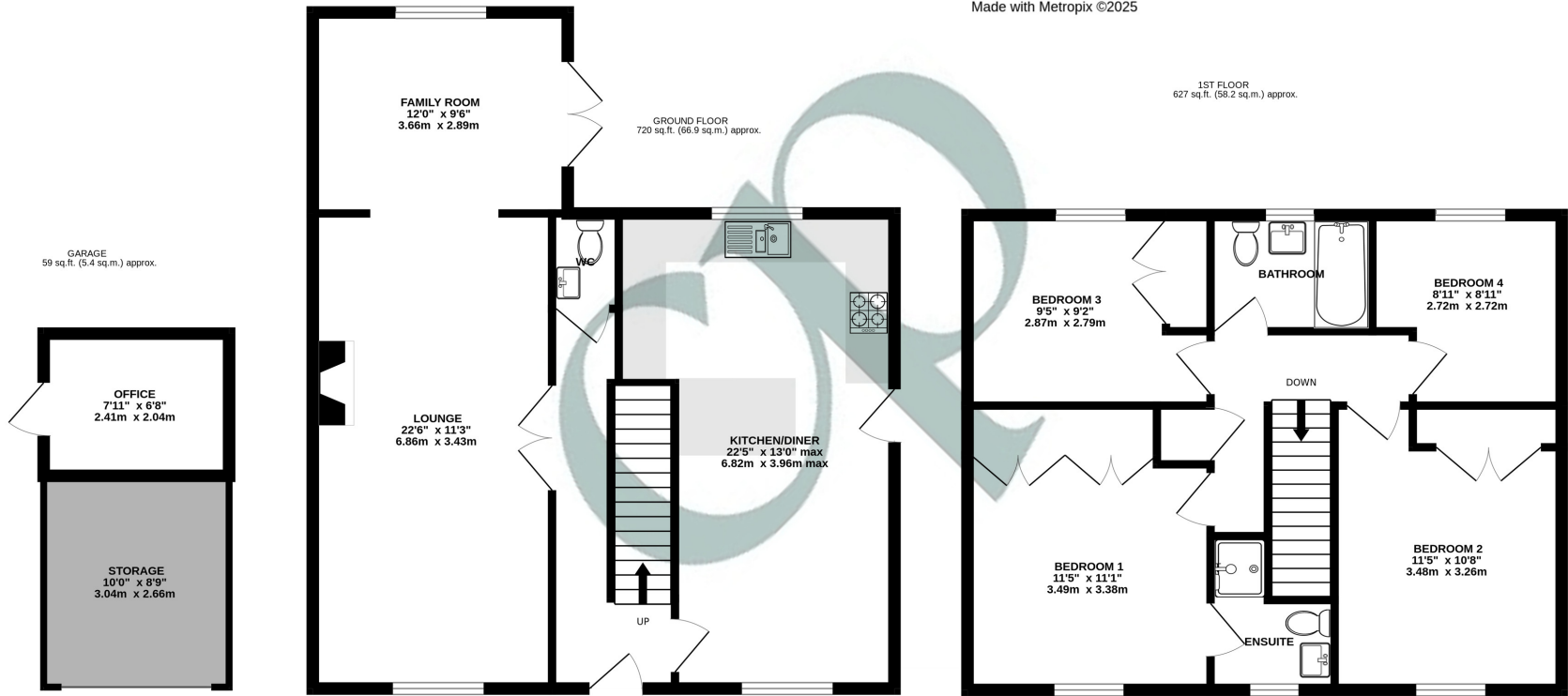
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20, Trilley Fields  
Maulden, Bedfordshire,  
MK45 2US  
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TOTAL FLOOR AREA : 1405 sq.ft. (130.5 sq.m.) approx.

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		
Very energy efficient - lower running costs	Current	Potential
(88+)	77	86
<b>A</b>		
(81-87)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
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](mailto:amphill@country-properties.co.uk)  
[www.country-properties.co.uk](http://www.country-properties.co.uk)

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Tucked away in the charming cul-de-sac, Trilley Fields, on the doorstep of Maulden woods. This four bedroom detached property, with it's local amenities and ties to the great schools, is a perfect family home.

- Four double bedrooms and two bathrooms.
- Private driveway and part converted garage.
- Private walled garden.
- Great commuter access via A6.
- Short distance to local amenities in Clophill.
- Highly regarded local school catchment.

Ground Floor

Entrance Hall

UPVC entrance door, under stair cupboard, radiator.

Cloakroom

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

Lounge

22' 6" x 11' 3" (6.86m x 3.43m) Faux feature fireplace, double glazed window to the front, two radiators.

Family Room

12' 0" x 9' 6" (3.66m x 2.90m) Fitted bench storage, French doors opening to the garden, double glazed window to the rear, radiator.

Kitchen/Diner

22' 5" x 13' 0" max. (6.83m x 3.96m) A range of base and wall mounted units with quartz work surfaces over and matching peninsula, counter sunk 1.5 basin stainless steel sink and drainer with mixer tap, side door to driveway, double glazed windows to the front and rear, radiator, space for fridge freezer, integrated appliances to include – split-level ovens and gas hob with extractor, wine fridge, dishwasher, washing machine and tumble dryer.

First Floor

Landing

Access to loft, storage cupboard, radiator.



Bedroom One

11' 5" x 11' 1" (3.48m x 3.38m) Fitted wardrobes, double glazed window to the front, radiator.

Ensuite

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

Bedroom Two

11' 5" x 10' 8" (3.48m x 3.25m) Fitted wardrobes, double glazed window to the front, radiator.

Bedroom Three

9' 5" x 9' 2" (2.87m x 2.79m) Fitted wardrobes, double glazed window to the rear, radiator.

Bedroom Four

8' 11" x 8' 11" (2.72m x 2.72m) 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, back-lit mirror, double glazed window to the rear.

Outside

Rear Garden

A private, walled rear garden, mainly laid to lawn with shrub borders, patio and decked seating areas, access to garage.

Part Converted Garage

Part converted garage to provide both storage and an office space.

Parking

Private driveway to the side of the property providing off-road parking for 2-3 cars.

