

# Floor Plans



TOTAL FLOOR AREA : 2091 sq. ft. (194.3 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.

## Thirty Four, Dunstable Street

Amphill, Bedfordshire,  
MK45 2JT  
£450,000

Viewing by appointment only

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COUNTRY PROPERTIES  
PART OF HUNTERS

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# A Victorian town house with so much to offer.

## Accommodation over four stories with the benefit of parking to the rear and a separate studio/office.

- Pretty courtyard with patio seating areas and storage.
- Lovely bathroom with roll top bath and separate shower cubicle.
- Basement/cellar that is unexploited - could be a great office or den.
- Well regarded local schools and nearby walks.
- Lounge and separate dining room.
- Four bedrooms and a second floor with super views.

### Ground Floor

#### Entrance Porch

A covered porch with tiled flooring.

#### Entrance Hall

Entrance door to the front, stairs rising to first floor.

#### Lounge

12' 5" x 11' 7" (3.78m x 3.53m) Two double glazed sash windows to the front with fitted shutters, electric radiator.

#### Dining Room

12' 6" x 11' 1" (3.81m x 3.38m) Multi fuel stove with tiled hearth, double glazed sash window to the rear.

#### Kitchen

11' 8" x 9' 9" (3.56m x 2.97m) A range of base and wall mounted units with work surfaces over, 1.5 basin stainless steel sink and drainer, tiling to splashbacks, integrated dishwasher, integrated electric Bosch oven, induction hob, space for fridge freezer, ceramic tiled flooring, electric radiator, door to courtyard and door to cellar, double glazed window to the side.

#### Boiler/Laundry Room

Space and plumbing for washing machine, hot water boiler, door to WC, double glazed window to the side.

#### WC

Low level WC.

### First Floor

#### Landing

Doors to:

#### Bedroom Two

15' 8" x 12' 8" (4.78m x 3.86m) Multi fuel stove, three triple glazed windows to the front.

#### Bedroom Three

11' 1" x 10' 1" (3.38m x 3.07m) Victorian fireplace, wall mounted electric radiator, double glazed window to the rear.

#### Bathroom

11' 6" x 10' 1" (3.51m x 3.07m) A suite comprising of a freestanding roll top bath with shower mixer attachment, separate shower cubicle, wash hand basin, low level WC, two double glazed windows to the side, access to loft.

### Second Floor

#### Landing

Double glazed window to the rear, access to loft, doors to:

#### Bedroom One

15' 7" x 13' 4" (4.75m x 4.06m) Feature Victorian fireplace, dual aspect triple glazed windows with roof top and tree top views.

#### Bedroom Four

11' 2" x 9' 8" (3.40m x 2.95m) Two double glazed windows to the rear, electric wall mounted radiator.

### Outside

#### Courtyard Garden

Paved courtyard with seating areas, plum tree and various shrubs.

#### Office/Studio

17' 8" x 14' 1" (5.38m x 4.29m) Accessible from the courtyard and parking area, engineered wood flooring and part carpeted, double glazed windows to the front and rear.

#### Parking

A covered and gated parking space.

#### NB

The radiators are clay core - which is great for energy saving as they retain the heat and deliver a more constant temperature. They are wireless thermostat controlled and programmable downstairs.

#### Directions

From the centre of Amphill, take Dunstable Street and no. 34 is on the right hand side next to The Albion pub.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDORS.

AMPTHILL – is a Georgian market town steeped in history with connections to Henry VIII. Situated between Bedford and Luton it has a population of about 14,000. A regular market with local traders has taken place on Thursdays for centuries. The town has several lively pubs, a wide variety of very well-regarded restaurants, a Waitrose supermarket and a selection of small independent specialist shops and a small museum. A number of small businesses such as solicitors, estate agents, financial services, hairdressers, and music schools are located in town. Larger businesses are to be found on the commercial and industrial developments on the outskirts, along the town's bypass. Amphill Great Park is beautiful, a great place to walk the dogs. There's a children's play area and a place to get a snack and a refreshment. It also hosts a three day music and family gala weekend in the summer. Amphill also has a high concentration of public amenities, The local Upper School in Amphill, Redborne School, is a very successful 13 - 18 school. There is a bus service to Bedford and a private bus to the excellent Harpur Trust schools. There is also a doctor's surgery, fire & ambulance stations. Amphill benefits from excellent commuter links, located between junctions 12 and 13 of the M1, nearby the A6 links Luton to Bedford and the A421 an efficient road into Milton Keynes. Amphill is twinned with Nissan Lez Enservne in France. There are also rugby, football, cricket and bowls clubs.

