



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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Spanning over 1300 square foot across three floors, comprising four double bedrooms with the stunning principle bedroom suite on the top floor, this semi-detached property is perfect for any growing family with it's ex-council sized garden and planning permission for a 6m extension to the rear.

- Four double bedrooms and two bathrooms across three floors.
- Off-road parking to the front.
- Great size rear garden.
- Short distance to Ampthill town centre.
- Highly regarded local school catchment.
- Planning granted for single storey extension to the rear of the property.

Ground Floor

Entrance Porch

UPVC entrance door opening to:

Entrance Hall

Stairs rising to first floor with under stairs cupboard, double glazed window to the side, radiator.

Cloakroom

Low level WC, double glazed window to the side, radiator.

Lounge/Diner

22' 1" x 11' 11" (6.73m x 3.63m) Double glazed windows to the front and side, two radiators.

Kitchen

15' 2" x 7' 5" (4.62m x 2.26m) A range of base and wall mounted units with work surfaces over, stainless steel sink and drainer with mixer tap, integrated oven and gas hob with extractor over, space for dishwasher and fridge freezer, double glazed window to the rear.

Utility

Base units with work surfaces over, space for washing machine and tumble dryer.

First Floor

Landing

Double glazed window to the rear, radiator.



Bedroom Two

11' 11" x 9' 11" (3.63m x 3.02m) Double glazed window to the front and side, radiator.

Bedroom Three

11' 8" x 9' 10" (3.56m x 3.00m) Two double glazed windows to the front, radiator.

Bedroom Four

11' 0" x 7' 10" (3.35m x 2.39m) Double glazed window to the rear, radiator.

Bathroom

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

Second Floor

Bedroom One

Max. 15' 7" x 14' 8" (4.75m x 4.47m) Double glazed window to the rear and two Skylight windows to the front, eaves storage, radiator.

Ensuite

A suite comprising of a wet room shower area and free-standing bath, low level WC, wash hand basin with bespoke vanity unit, boiler cupboard, heated towel rail, Skylight window to the front and double glazed window to the rear.

Outside

Rear Garden

A generously sized rear garden, mainly laid to lawn with patio and decking seating areas.

Parking

Driveway to the front of the property providing off-road parking.

