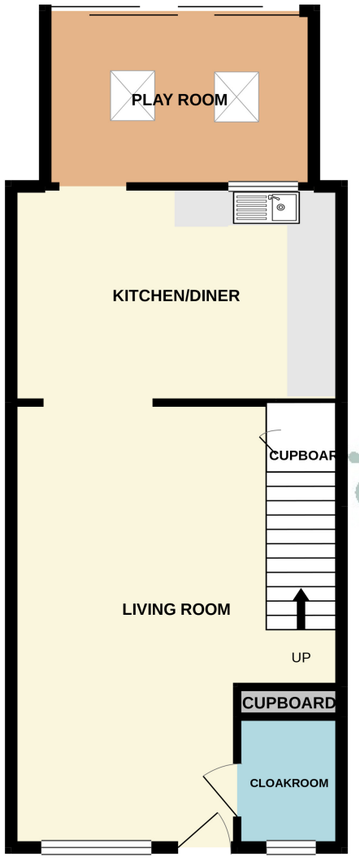
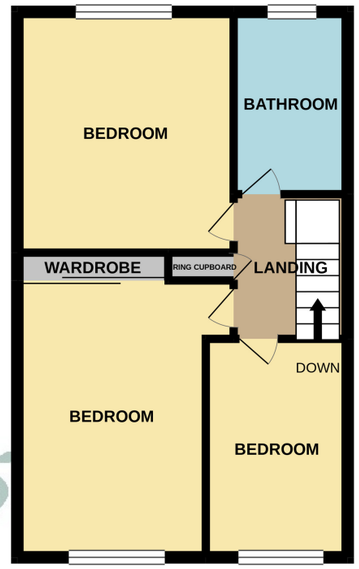
Floor Plans

GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 992 sq.ft. (92.2 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

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COUNTRY PROPERTIES
PART OF HUNTERS

36, Verne Drive

Ampthill, Bedfordshire,
MK45 2PS
£338,000

COUNTRY PROPERTIES
PART OF HUNTERS

A recently extended, well presented and proportioned 3 bedroom family home in a highly sought after Ampthill location, close to the town centre.

- Bright and spacious living space
- Off road parking for numerous vehicles plus garage in a block
- Delightful open plan living to the ground floor
- Attractive rear garden designed for easy maintanance
- Three bedrooms and first floor bathroom
- Extended to the front and and rear

Ground floor

Entrance Hall

Double glazed entrance door. Door to:

Cloakroom

A suite comprising of a vanity unit wash hand basin, low level WC, tiled flooring, double glazed window to the front, radiator.

Lounge

21' 0" x 15' 7" (6.40m x 4.75m) Stairs to first floor with under stairs cupboard. Two radiators. Double glazed window to front. Arch to:

Kitchen

15' 7" x 10' 2" (4.75m x 3.10m) Range of base and wall mounted units with work surfaces over and inset single stainless steel sink unit with mixer taps over. Ceramic tiling to splash back areas. Oven, hob with extractor hood over. Space and plumbing for automatic washing machine and dishwasher. Space for fridge freezer and addition appliances. Ceramic tiled flooring. Recess spot lighting. Open plan to:

Dining/Play Room

12' 7" x 8' 3" (3.84m x 2.51m) Bi-fold doors to the garden, two Velux windows, radiator.

First Floor

Landing

Access to fully boarded loft with power and light and a pull-down ladder. Built-in storage cupboard. Doors to all rooms.

Bedroom One

11' 6" x 10' 1" (3.51m x 3.07m) Built-in cupboard with triple sliding doors. Radiator. Double glazed window to front.

Bedroom Two

13' 1" x 8' 8" (3.99m x 2.64m) Radiator. Double glazed window to rear.

Bedroom Three

8' 0" x 6' 8" (2.44m x 2.03m) Radiator. Double glazed window to front.

Bathroom

A recently refitted white suite of panelled bath, pedestal wash hand basin and low level wc. Separate shower cubicle. Fully tiled. Ceramic tiled flooring. Radiator. Double glazed window to rear.

Outside

Front Garden

Steps to front door, bin store.

Off Road Parking

Block paved driveway providing space for 2/3 vehicles.

Rear Garden

Patio and artificial lawn garden, fully enclosed, outside tap and light, electric plug socket.

Garage

In a block with a new garage door.

Directions

From the centre of Ampthill proceed along Church Street. Take the 1st turning on the right into Church Avenue, then the second turning on the left into Verne Drive. No 36 is at the end of the road.

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. Ampthill 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. Ampthill also has a high concentration of public amenities, The local Upper School in Ampthill, 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. Ampthill 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. Ampthill is twinned with Nissan Lez Enservne in France. There are also rugby, football, cricket and bowls clubs.