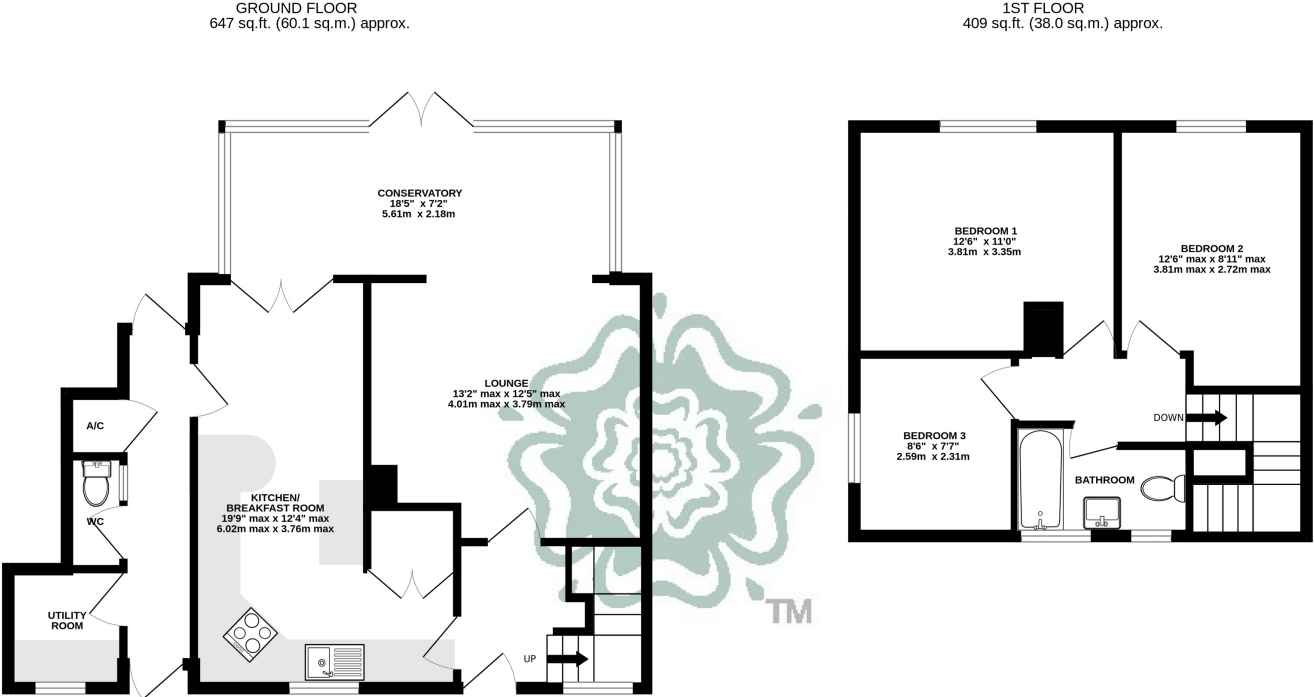


# Floor Plans

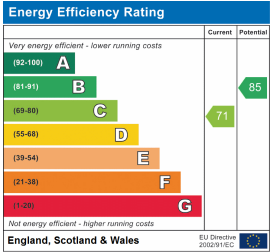


TOTAL FLOOR AREA : 1056 sq.ft. (98.1 sq.m.) approx.

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

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)



18, Dukes Road

Amphill, Bedfordshire,  
MK45 2TB  
£425,000





A well presented three bedroom semi-detached home with bathroom, kitchen and décor all updated since 2019 plus the benefit of off road parking and a good size, south-facing rear garden.

- Three bedrooms.
  - Driveway providing off-road parking.
  - Separate utility and cloakroom.
- Open plan living accommodation.
  - South-facing rear garden.
  - Short distance to highly regarded schools, local amenities and great commuter links from Flitwick Train Station.

Ground Floor	
<b>Entrance Hall</b>	
Composite entrance door and double glazed window to the front, stairs rising to first floor, cast iron style radiator.	
<b>Side Lobby</b>	
Front and rear access, access to airing cupboard housing hot water tank and boiler, radiator.	
<b>Cloakroom</b>	
A suite comprising of a integrated low level WC and wash hand basin, internal window, radiator.	
<b>Utility</b>	
Space for washing machine and tumble dryer, space for freezer and storage.	
<b>Lounge</b>	
13' 2" x 12' 5" (4.01m x 3.78m) Full height cast iron style radiator, opening to:	

Conservatory
18' 5" x 7' 2" (5.61m x 2.18m) Insulated roof and three cast iron style radiators.
Kitchen/Breakfast Room
Max. 19' 9" x 12' 4" (6.02m x 3.76m) A range of base and wall mounted units with quartz and wooden work surfaces over plus breakfast peninsula, counter sunk stainless steel sink and drainer with mixer tap, mirror tiled splashbacks, built-in microwave/combi-oven, single oven and electric hob with extractor over, integrated dishwasher, space for freestanding fridge freezer, pantry cupboard, double glazed window to the front, full height cast iron style radiator.

First Floor
<b>Landing</b>
Access to loft.

Bedroom One
12' 5" x 10' 9" (3.78m x 3.28m) Double glazed window to the rear, radiator.
Bedroom Two
12' 5" x 8' 11" (3.78m x 2.72m) Double glazed window to the rear, radiator.
Bedroom Three
8' 7" x 7' 7" (2.62m x 2.31m) Double glazed window to the side, radiator.

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

Outside
<b>Rear Garden</b>
South facing garden, mainly laid to lawn with block paved seating area and two storage sheds.
<b>Parking</b>
Driveway parking to the front of the property.

**Directions**

From the centre of Ampthill head along Dunstable Street towards Flitwick, at the mini roundabout turn left into Oliver Street. Take the second turning on the left into Queens Road, then the second turning on the right into Dukes 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 Enserune in France. There are also rugby, football, cricket and bowls clubs.

