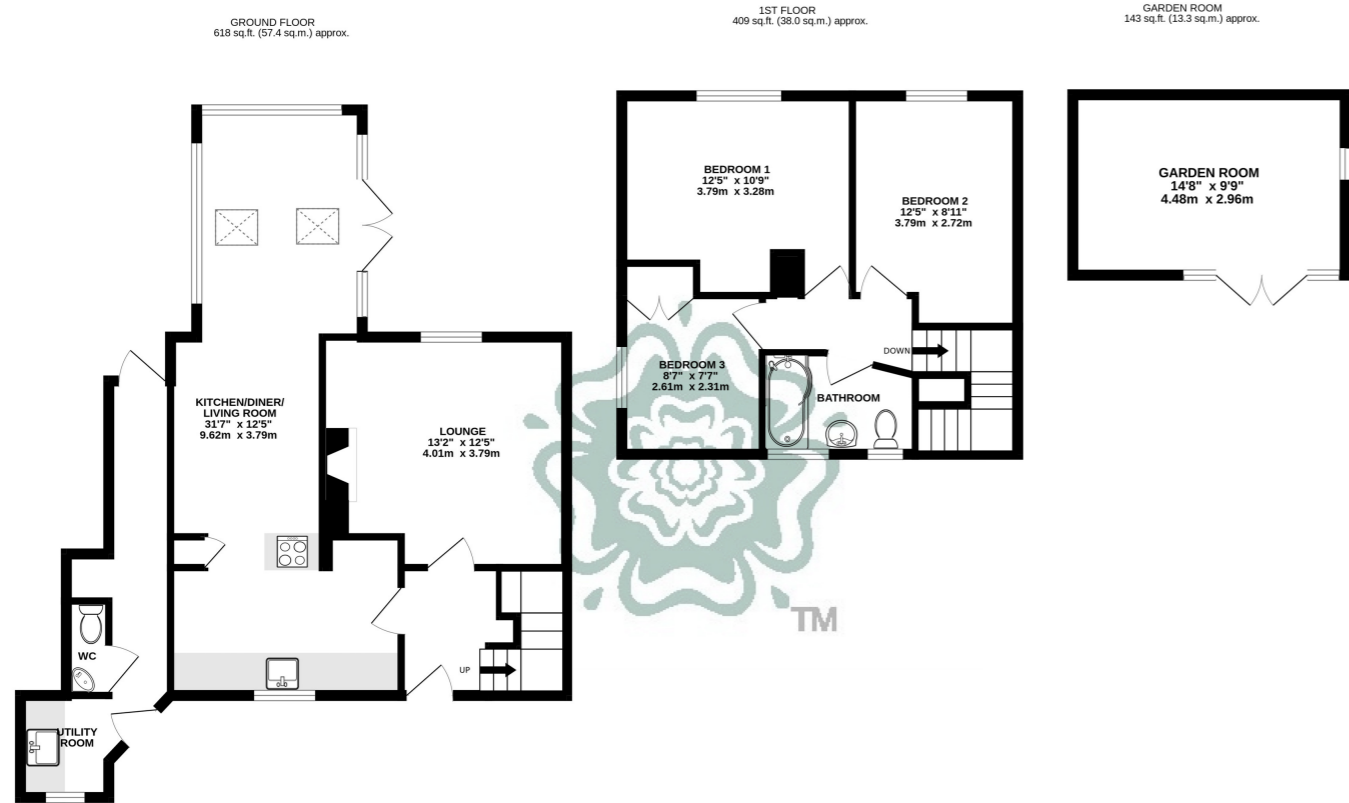


Floor Plans



TOTAL FLOOR AREA : 1169 sq.ft. (108.6 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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22, Dukes Road

Amphill, Bedfordshire,

MK45 2TB

£440,000

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
 www.country-properties.co.uk

COUNTRY PROPERTIES
 PART OF HUNTERS

COUNTRY PROPERTIES
 PART OF HUNTERS

A real must see! This beautifully presented three bedroom semi-detached home has open plan living, a wonderful size south-facing garden with a garden room and off-road parking.

- Three bedrooms and one bathroom.
- Short distance to local schools and amenities.
- Open plan living with kitchen/dining/living room opening to garden.
- South facing garden with garden room.
- Off-road parking for 2-3 cars.
- Ground floor cloakroom and separate utility room.

Ground Floor

Entrance Hall

Composite entrance door to the front, radiator.

Cloakroom

A suite comprising of a low level WC, wash hand basin, tiling to splashbacks.

Lounge

13' 2" x 12' 5" (4.01m x 3.78m) Wood burner, double glazed window to the rear, radiator.

Kitchen/Dining/Living Room

31' 7" x 12' 5" (9.63m x 3.78m) A range of base and wall mounted units with work surfaces over and peninsula, composite sink with mixer tap, tiling to splashbacks, integrated split-level ovens, electric hob and extractor fan over, integrated dishwasher, space for American style fridge freezer, glazed double doors to garden with fitted shutters, storage cupboard, double glazed tri-aspect windows plus two skylight windows, radiator.

Utility

A range of base and wall mounted units with work surfaces over, ceramic sink with mixer tap, tiling to splashbacks, space and plumbing for washing machine, double glazed window to the front.

First Floor

Landing

Access to part boarded loft with ladder.

Bedroom One

12' 5" x 10' 9" (3.78m x 3.28m) Open wardrobe space, 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) Fitted wardrobe housing combi-boiler, double glazed window to the side, radiator.

Bathroom

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

Outside

Rear Garden

A south facing rear garden, mainly laid to lawn with patio seating area, rockery-lined flower beds, two apple trees, shingled BBQ area and garden room.

Parking

Block paved driveway providing off-road parking.

Directions

From the centre of Amphill 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. 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 Enserune in France. There are also rugby, football, cricket and bowls clubs.

