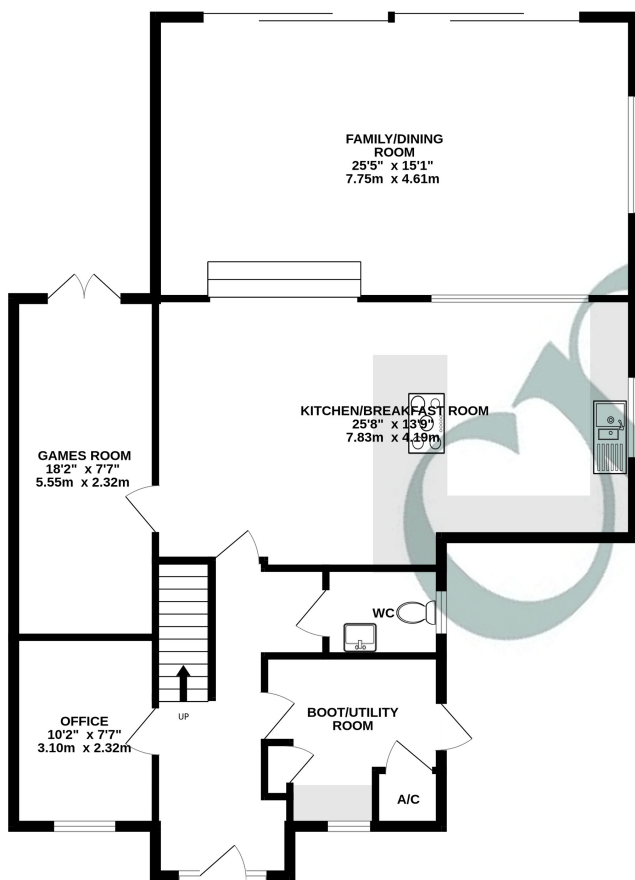
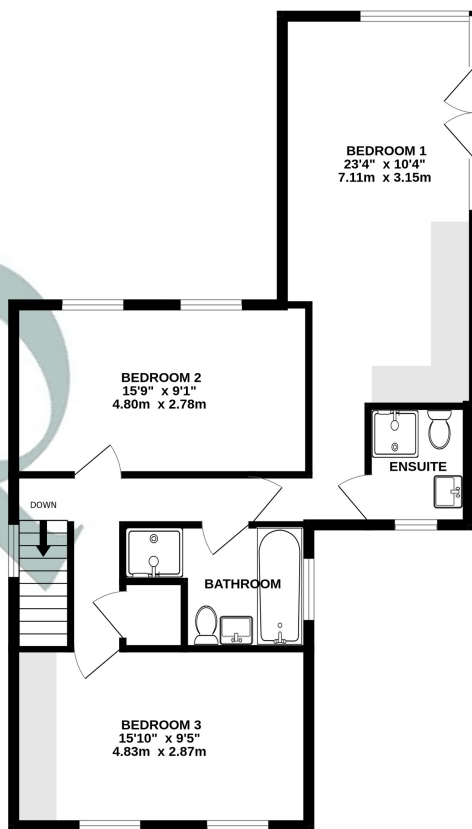




GROUND FLOOR  
1192 sq.ft. (110.8 sq.m.) approx.

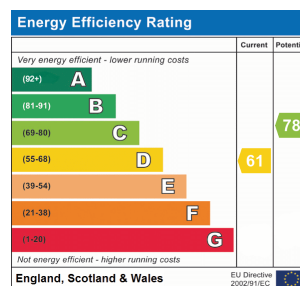


1ST FLOOR  
707 sq.ft. (65.6 sq.m.) approx.



TOTAL FLOOR AREA : 1899 sq.ft. (176.4 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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Nestled in the corner of Briar Close, this beautifully extended 3 bedroom link-detached home offers a rare blend of town centre convenience and serene privacy in Ampthill. Boasting the largest garden in the road, south-facing and siding on to Alameda Walk, this property provides an idyllic outdoor retreat, all just moments from Ampthills vibrant

- Off-road parking for 3 cars.
- Stunning specification throughout with 30ft open plan living.
- Large south-facing corner plot.
- Three double bedrooms and two bathrooms.
- Large utility/boot room plus two separate reception rooms.
- Town centre location also siding on to Alameda Walk.

Ground Floor

Entrance Hall

UPVC entrance door to the front, double glazed window to the front, radiator.

Cloakroom

A suite comprising of a low level WC, wash hand basin, double glazed window to the side, heated towel rail.

Games Room

18' 2" x 7' 7" (5.54m x 2.31m) French doors opening to the garden.

Office

Fitted media wall, double glazed window to the front, radiator.

Kitchen/Dining/Family Room

Kitchen/Breakfast area - 25' 8" x 13' 9" (7.82m x 4.19m)

Family/Dining Area - 25' 5" x 15' 1" (7.75m x 4.60m)

A split-level open plan kitchen/breakfast room with steps down to dining/family room. A range of base and wall mounted units with quartz work surfaces over, peninsula and breakfast bar, inset 1.5 basin stainless steel sink and drainer with mixer tap, integrated Range cooker with electric hob and extractor over, integrated dishwasher, space for American style fridge freezer, two sliding patio doors opening to the garden, double glazed windows to the side, two radiators.



Utility/Boot Room

A range of base units with work surfaces over, space for washing machine and tumble dryer, airing cupboard housing hot water tank and additional storage cupboard, door to side access, boiler, double glazed window to the front.

First Floor

Landing

Access to loft, storage cupboard, double glazed window to the side, radiator.

Bedroom One

23' 4" x 10' 4" (7.11m x 3.15m) Juliet balcony, fitted wardrobes, access to loft, double glazed windows to the side and rear with fitted shutters, radiator.

Ensuite

A suite comprising of a shower cubicle, low level WC, wash hand basin, double glazed window to the front, heated towel rail.

Bedroom Two

15' 9" x 9' 1" (4.80m x 2.77m) Two double glazed windows to the rear, radiator.

Bedroom Three

15' 10" x 9' 5" (4.83m x 2.87m) Fitted wardrobes, two double glazed windows to the front, radiator.

Bathroom

A suite comprising of a panelled bath and separate shower cubicle, low level WC, wash hand basin, double glazed window to the side, heated towel rail.

Outside

Rear Garden

A south facing, flower bed-lined rear garden - mainly laid to lawn with pergola covered seating area, private gate opening on to Alameda Walk.

Frontage

Driveway providing off-road parking for 3 cars with EV charger, hard-standing area with large timber shed.

