

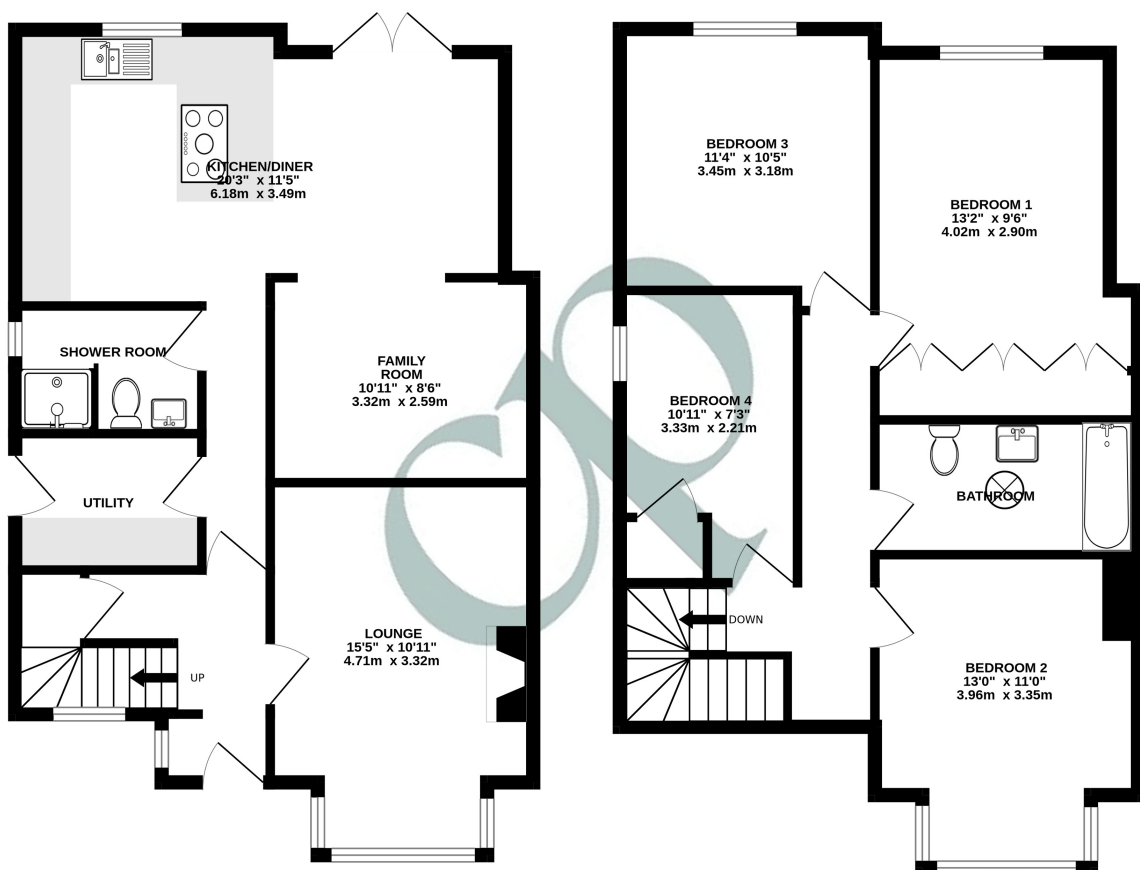


country
properties

16, Flitwick Road
Maulden, Bedfordshire,
MK45 2BJ
Offers in Excess of £600,000

GROUND FLOOR
645 sq.ft. (60.0 sq.m.) approx.

1ST FLOOR
645 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA: 1291 sq.ft. (119.9 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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Viewing by appointment only

Country Properties | 1, Church Street | MK45 2PJ
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www.country-properties.co.uk

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Set on the popular Flitwick Road in the charming village of Maulden, only a short distance to Ampthill, this four bedroom character semi-detached home caters for all the family.

- 1930s character semi.
- Close to all local amenities and a short distance to Ampthill.
- Over 100ft west facing garden with garden office.
- Ground floor shower room and utility.
- Open plan family living and separate lounge.
- Useful garden office with power and light.

GROUND FLOOR

Entrance Hall

Entrance door to the front, under stairs cupboard, double glazed window to the side, radiator.

Shower Room

A suite comprising of a shower cubicle, low level WC, wash hand basin, back-lit mirror, heated towel rail, double glazed window to the side.

Lounge

15' 5" x 10' 11" (4.70m x 3.33m) Feature fireplace and log burner with fitted units in reveals, triple glazed bay window to the front with fitted shutters, radiator.

Kitchen/Dining/Family Room

Kitchen/Diner - 20' 3" x 11' 5" (6.17m x 3.48m)
Family Room - 10' 11" x 8' 6" (3.33m x 2.59m)

A range of base and wall mounted units with quartz work surfaces over and matching peninsula, inset 1.5 basin stainless steel sink and drainer with mixer tap, integrated split-level ovens and induction hob with extractor over, integrated fridge freezer and dishwasher, French doors opening to the garden, three full-height radiators, double glazed window to the rear.

Utility

A range of base and wall mounted units with work surfaces over, space for washing machine and tumble dryer, door to side access, radiator.



FIRST FLOOR

Landing

Triple glazed window to the front, radiator.

Bedroom One

13' 2" x 9' 6" (4.01m x 2.90m) Fitted wardrobes, double glazed window to the rear, radiator.

Bedroom Two

13' 0" x 11' 0" (3.96m x 3.35m) Triple glazed bay window to the front, radiator.

Bedroom Three

11' 4" x 10' 5" (3.45m x 3.17m) Double glazed window to the rear, radiator.

Bedroom Four

10' 11" x 7' 3" (3.33m x 2.21m) Double glazed window to the side, cupboard housing gas boiler, access to loft, radiator.

Bathroom

A suite comprising of a panelled bath with shower over, low level WC, wash hand basin, back-lit mirror, lightwell, heated towel rail.

OUTSIDE

Rear Garden

A tiered west-facing rear garden with patio seating area, lawn area with breeze house, hazel tree and cherry trees, steps leading up to the garden office/storage, covered side access.

Parking

Block paved driveway providing off-road parking for 3 cars and electric car charging point.

