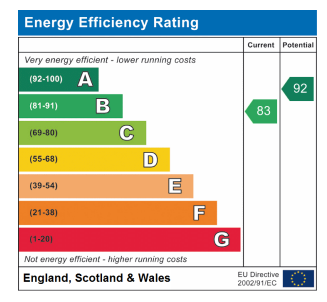
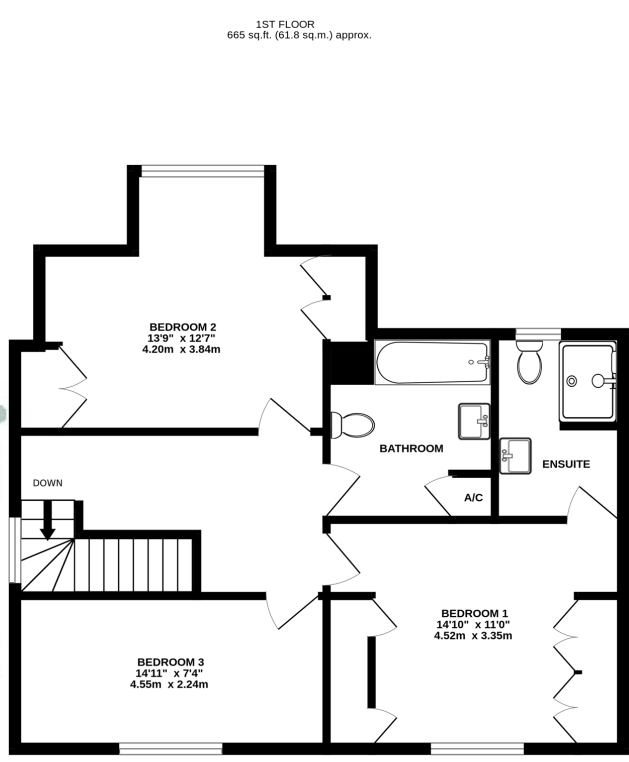
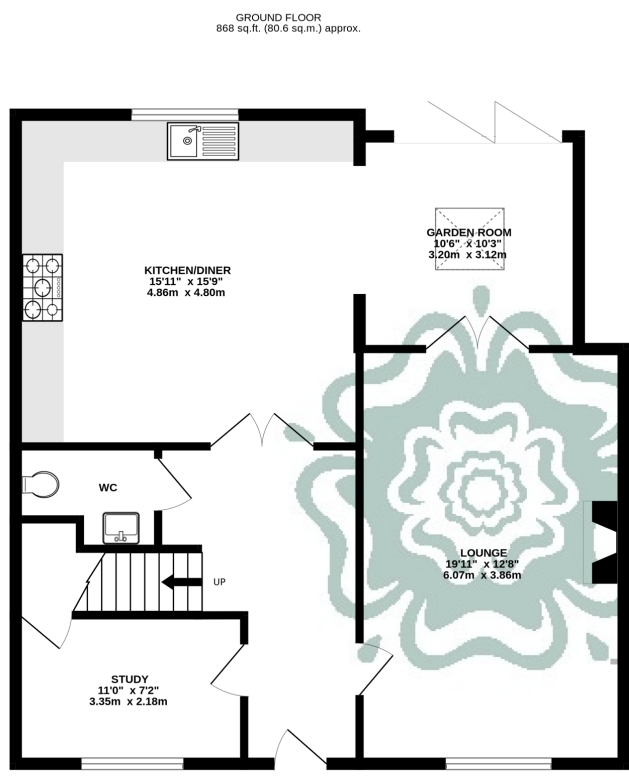
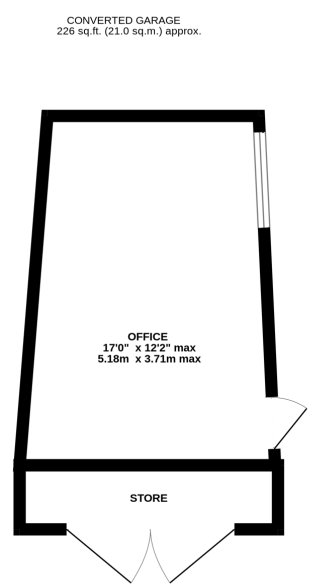




country  
properties

2, St Georges Place  
Amptill, Bedfordshire,  
MK45 2HB  
£725,000



TOTAL FLOOR AREA : 1759 sq.ft. (163.4 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

Country Properties | 1, Church Street | MK45 2PJ  
T: 01525 403033 | E: amptill@country-properties.co.uk  
www.country-properties.co.uk

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A beautifully presented and generously sized three bedroom detached home, spanning over 1700 square foot with open plan living space and benefits including an external office space plus planning permission for a loft conversion, off-road parking and a short walking distance to Ampthill town centre.

- Three generously sized bedrooms and two bathrooms.
- Part converted garage to create additional reception room.
- Open plan kitchen/diner/living room opening to the rear garden.
- South facing low maintenance garden.
- Private road with management company.
- Short distance to all local amenities and schools.
- Planning permission for loft conversion to create fourth bedroom with ensuite and dressing room.

Ground Floor

Entrance Hall

Composite entrance door to the front, radiator.

Cloakroom

A suite comprising of a low level WC and wash hand basin.

Lounge

19' 11" x 12' 8" (6.07m x 3.86m) Electric feature fireplace with stone surround, fitted units in chimney breast recess, double glazed window to the front with shutters, radiator, double doors leading to:

Garden Room

10' 6" x 10' 3" (3.20m x 3.12m) Roof lantern and bi-folding doors opening to the rear garden creating lots of natural light, opening to:

Kitchen/Diner

15' 11" x 15' 9" (4.85m x 4.80m) A range of units with stone work surfaces over, Belfast sink and drainer with Quooker hot tap, integrated Smeg double ovens with gas hob and extractor fan, integrated washing machine and Miele dishwasher, Fisher & Paykel American style fridge freezer, bi-folding doors opening to the garden with fitted blinds, double glazed window to the rear.

Study

11' 0" x 7' 2" (3.35m x 2.18m) Access to under stairs storage, double glazed window to the front with shutters, radiator.

First Floor

Landing

Double glazed window to the side, radiator.

Bedroom One

14' 10" x 11' 0" (4.52m x 3.35m) Fitted wardrobes, double glazed window to the front with shutters, radiator.



Ensuite

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

Bedroom Two

13' 9" x 12' 7" (4.19m x 3.84m) Fitted wardrobes, double glazed window to the rear with shutters, radiator.

Bedroom Three

14' 11" x 7' 4" (4.55m x 2.24m) Access to loft with ladder, double glazed window to the front with shutters, radiator.

Bathroom

A suite comprising of a panelled bath with shower over, low level WC, wash hand basin, heated towel rail, airing cupboard housing hot water tank, double glazed window to the rear.

Outside

External Office

Part converted garage creating an external office/separate reception, fully insulated, full-height double glazed window and entrance door to the side, ceiling downlighters, separate fusebox.

Rear Garden

A south facing sleeper-lined garden laid to artificial lawn, patio seating area and raised flower beds, covered hard-standing hot tub area, raised decking area with storage underneath, external power sockets and lighting.

Parking

Driveway providing off-road parking for two vehicles and area for bin storage.

Directions

From the centre of Ampthill, take Dunstable Street towards Flitwick. St Georges Place is the second turning on the right hand side.

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 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.

NB

The vendor informs us that the yearly maintenance charge is £400 to 450 – it covers

