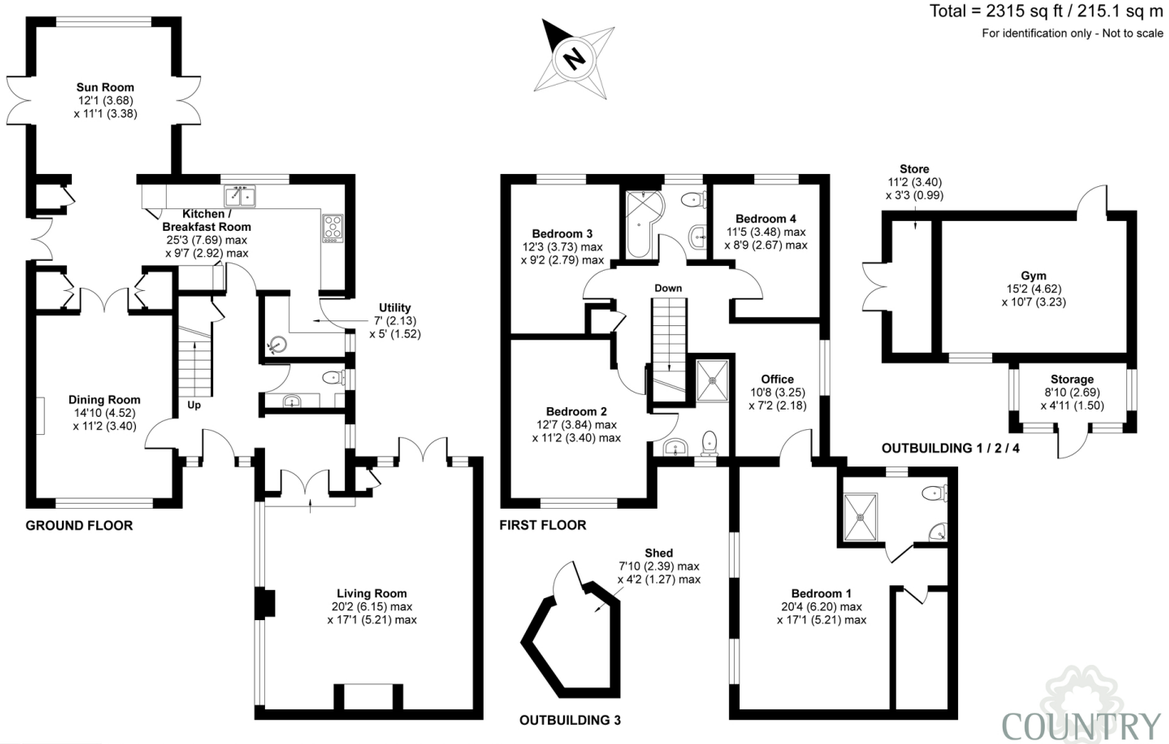
Floor Plans

Approximate Area = 2035 sq ft / 189.1 sq m
Outbuilding = 280 sq ft / 26 sq m
Total = 2315 sq ft / 215.1 sq m
For identification only - Not to scale

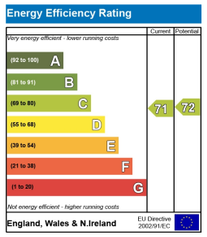


Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Country Properties. REF: 763925

COUNTRY PROPERTIES
PART OF HUNTERS

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
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COUNTRY PROPERTIES
PART OF HUNTERS

39, Rushbrook Close

Ampthill, Bedfordshire,
MK45 2XE
£750,000

COUNTRY PROPERTIES
PART OF HUNTERS

Extended to provide lots of family space, this substantial detached home has many recent improvements.

- 4 double bedrooms and 3 bathrooms.
- Outstanding Redborne School catchment & a short walk into town
- Ample off-road parking.
- Open plan kitchen/breakfast room with glazed double doors to separate dining room.
- South-westerly facing garden with plenty of seating areas, a great garden for entertaining
- Single garage part converted as a home gym but perfect for a home office.

GROUND FLOOR

Entrance Hall

Accessed via front entrance door. Stairs to first floor landing with storage cupboard beneath. Inset spotlighting. Oak flooring. Radiator.

Cloakroom

Double glazed window to side aspect. Two piece suite comprising: Wash hand basin and low level WC. Tiled splashbacks. Ceramic tiled flooring. Radiator.

Lounge

20' 2" narrowing to 17'6" x 17' 2" (6.15m narrowing to 5.33m x 5.23m) Double glazed lead-lined effect window to side aspect. Double glazed patio door to rear garden. Inset spotlighting. Two radiators.

Dining Room

14' 10" x 11' 2" (4.52m x 3.40m) Double glazed lead-lined effect window to front aspect. Radiator. Oak flooring. Glazed double doors to kitchen/breakfast room.

Kitchen/Breakfast Room

25' x 9' 10" reducing to 8'8" (7.62m x 3.00m reducing to 2.64m) Double glazed window to rear aspect. Fitted with a range of base and wall mounted units with soft close drawers and work surfaces over incorporating 1½ bowl stainless steel sink unit with mixer tap. Glass splashbacks. Space for range style oven and American style fridge/freezer. Space and plumbing for dishwasher. Ceramic tiled flooring. Gas fired boiler.

Utility Room

Double glazed window and door to side aspect. A range of base and wall mounted units. Space and plumbing for automatic washing machine. Further appliance space. Ceramic tiled flooring.

Games Room

Double glazed vaulted gallery window to rear aspect. Two sets of double aspect patio doors. Ceramic tiled flooring with under floor heating. Inset spotlighting.

FIRST FLOOR

Landing

Oak flooring. Loft access.

Study

10' 8" x 7' 2" (3.25m x 2.18m) Double glazed window to side aspect. Oak flooring. Walk-through to bedroom one.

Bedroom One

20' 4" x 17' (6.20m x 5.18m) Two double glazed lead-lined effect windows to front aspect. Radiator. Walk-in wardrobe.

En-Suite Shower Room

Double glazed window to rear aspect. Three piece suite comprising: Shower cubicle, wash hand basin and low level WC. Fully tiled walls and ceramic tiled floor. Heated towel rail.

Bedroom Two

11' 3" x 10' 7" including wardrobe (3.43m x 3.23m including wardrobe) Double glazed lead-lined effect window to front aspect. Radiator.

En-Suite Shower Room

Double glazed window to front aspect. Three piece suite comprising: Shower cubicle, wash hand basin and low level WC. Fully tiled walls. Heated towel rail. Ceramic tiled flooring.

Bedroom Three

12' 4" x 9' 3" (3.76m x 2.82m) Double glazed window to rear aspect. Radiator.

Bedroom Four

11' 5" x 8' 9" (3.48m x 2.67m) Double glazed window to rear aspect. Radiator.

Family Bathroom

Double glazed window to rear aspect. Three piece white suite comprising: Panelled bath, wash hand basin and low level WC. Fully tiled walls. Radiator.

OUTSIDE

Rear Garden

Fully enclosed. Patio seating area with sunken hot tub. All weather artificial lawn. Flower and shrub borders. Rear patio area. Gated access.

Garage

Double doors. UPVC double glazed door to side aspect. Storage space. (Currently approx. 80% is used as a gym - can be converted back to a garage).

Off Road Parking

Off road parking for several cars.

Directions

From the centre of Ampthill, take Church Street towards Maulden and at the roundabout turn right into Ailesbury Road. Take the first right towards the end and no. 39 is on the left.

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 Enservne in France. There are also rugby, football, cricket and bowls clubs.