

Floor Plans

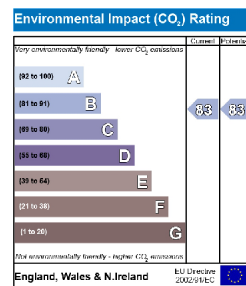
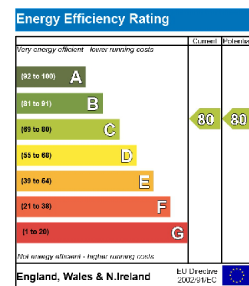


1ST FLOOR
APPROX. FLOOR
AREA 421 SQ.FT.
(39.2 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 487 SQ.FT.
(45.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 909 SQ.FT. (84.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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7, Nicolls Close

Amphill, Bedford,
MK45 2GB
£312,500

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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A most attractive modern 3 bedroom property with well presented accommodation. Pleasantly situated in a private cul-de-sac within the popular Ampthill Heights development.

- A well presented 3 bedroom property with no onward chain
- Smart modern kitchen with open plan dining
- A reasonable walk to Ampthill town centre
- Outstanding school catchments
- Master bedroom ensuite and built in wardrobes
- Lovely south westerly facing rear garden
- GARAGE AND PARKING
- Potential for loft conversion (Subject to Permission)

Ground Floor

Entrance Hall

Accessed via front entrance door. Stairs to the first floor. Radiator.

Cloakroom

Wash hand basin and low level wc. Tiled splash backs. Extractor fan. Radiator.

Lounge

14' 7" x 11' 9" (4.44m x 3.58m) Useful built in storage cupboard. Double glazed window to front. Radiator.

Kitchen/Diner

Kitchen area : 8' 4" x 8' 3" (2.54m x 2.51m)
Dining area: 14' 10" x 6' 7" (4.52m x 2.01m)
Range of floor and wall mounted units and drawers with work surface over. Incorporated stainless steel sink unit with side drainer and mixer tap. Fitted oven, hob and extractor fan. Integrated dishwasher and fridge/freezer. Down lighting. Double glazed window to rear. Double glazed double doors to rear garden. Radiator.

First Floor

Landing

Loft access. Useful built in storage cupboard.

Bedroom One

9' 8" x 8' 8" (2.95m x 2.64m) Built in mirrored wardrobe. Double glazed window to front. Radiator.

Ensuite

Shower cubicle. Wash hand basin and low level wc. Part tiled. Down lighting. Extractor fan. Radiator.

Bedroom Two

10' 10" x 8' 8" (3.30m x 2.64m) Double glazed window to rear. Radiator.

Bedroom Three

7' 6" x 6' 3" (2.29m x 1.91m) Double glazed window to rear. Radiator.

Bathroom

White suite comprising of panelled bath. Wash hand basin and low level wc. Part tiled. Extractor fan. Down lighting. Double glazed window to front. Radiator.

Outside

Front Garden

Lawned area with path to front door.

Rear Garden

Lawned and patio areas. Rear access around the house. Fully enclosed. Tap. Sunny aspect.

Garage

Single garage in nearby block.

Directions

From the centre of Ampthill take Woburn Street to the very end. Turn left at the T junction. Turn left at the second roundabout. Follow the road (Wagstaff Way) around to the right. Turn left into Falldor Way and Nicolls Close is on the left.

AMPTHILL - is a small town and civil parish in Bedfordshire, between Bedford and Luton, with a population of about 6,000. A regular market has taken place on Thursday's for centuries. The town has several lively pubs, a wide variety of restaurants, a Waitrose supermarket and a selection of small independent specialist shops below flats. A number of small businesses such as solicitors, estate agents, financial services, hairdressers and music schools are allocated in town. Larger businesses are to be found on the commercial and industrial developments on the outskirts, along the town's bypass. Ampthill also has a high concentration of public amenities, including schools (Redborne Upper school), doctor's surgery, fire, ambulance and police stations.

THESE ARE PRELIMINARY DETAILS STILL TO BE APPROVED BY VENDOR.

