



TOTAL FLOOR AREA : 2363 sq.ft. (219.5 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.
Made with Metropix ©2024

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: amphill@country-properties.co.uk
www.country-properties.co.uk

Nestled in between Ampthill's town centre and the Great Park, this versatile 7 bedroom detached home spanning over 2000 sq ft with manageable gardens is perfect for those looking to move in to the heart of Ampthill without sacrificing on space.

- 'A' rated EPC, with incredibly low running costs.
- Integrated garage and off-road parking.
- Nestled in the town centre on the highly desirable Russett Close.
- Seven bedrooms across two floors.
- Landscaped multi-level rear garden.
- Perfect for entertaining with multiple reception rooms, split levels and indoor/outdoor living space.

Ground Floor

Entrance Hall

UPVC entrance door and double glazed window to the front, radiator, steps leading down to the dining rooms, double doors opening to:

Lounge

22' 11" x 9' 9" (6.99m x 2.97m) Brick feature wall with fireplace, two double glazed windows to the front, radiator.

Dining Room

19' 0" x 10' 8" (5.79m x 3.25m) Bi-folding doors to both sides and the rear, vaulted ceiling opening to the galleried landing, two Skylight windows, full-height radiator, bi-folding doors opening to:

Kitchen

11' 11" x 11' 9" (3.63m x 3.58m) A range of base and wall mounted units with granite work surfaces over, 1.5 basin countersunk stainless steel sink and drainer with filter mixer tap, central island with oak work surface, integrated split-level ovens and electric hob with extractor over, integrated dishwasher and fridge, double glazed window to the rear.

Utility

Space and plumbing for washing machine and tumble dryer, double glazed window to the rear, gas boiler.

Office

11' 6" x 9' 1" (3.51m x 2.77m) Double glazed window to the front, radiator.

Music Room

14' 4" x 9' 0" (4.37m x 2.74m) Double glazed window to the rear, radiator.

Cloakroom

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

Guest Bedroom

8' 6" x 8' 1" (2.59m x 2.46m) Fitted wardrobes, double glazed window to the side, radiator.



Guest Ensuite

A suite comprising of a shower cubicle, low level WC, wash hand basin.

First Floor

Gallery Landing

Access to loft, airing cupboard housing hot water tank and additional storage cupboard, double glazed window to the rear, two radiators.

Bedroom One

13' 9" x 9' 6" (4.19m x 2.90m) Fitted wardrobes, double glazed window to the front, radiator.

Ensuite

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

Bedroom Two

10' 2" x 10' 0" (3.10m x 3.05m) Double glazed window to the front, radiator.

Shower Room

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

Bedroom Three

10' 7" x 8' 6" (3.23m x 2.59m) Fitted wardrobe, double glazed window to the front, radiator.

Bedroom Four

10' 3" x 9' 1" (3.12m x 2.77m) Eaves storage, double glazed window to the rear, radiator.

Bedroom Five

11' 11" x 7' 1" (3.63m x 2.16m) Double glazed window to the front, radiator.

Dressing Room/Bedroom Six

8' 3" x 7' 9" (2.51m x 2.36m) Fitted wardrobes, double glazed window to the front, radiator.

Bathroom

A suite comprising of a panelled bath with shower over, low level WC, wash hand basin, eaves storage, heated towel rail, double glazed window to the rear.

Outside

Front Garden

Block paved front garden with mature wisteria covered pergola, beautiful plants and shrubs, paving slabs leading to the front door.

Rear Garden

A beautifully manicured and mature tiered garden with multiple seating areas, patios and low maintenance artificial lawn, rear access both sides of the property.

Garage

Integrated garage with up and over door, power and light.

Parking

Carport with EV charger as well as driveway to the front providing off-road parking.

