



TOTAL FLOOR AREA: 1808 sq.ft. (167.9 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	68
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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

Viewing by appointment only

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A terrific 4 bedroom detached chalet style bungalow with ample parking and detached garage, located on the highly desirable Glebe Road in Ampthill on a magnificent plot with plenty of scope for extending further STPP.

- A prime Ampthill location, close to amenities.
- Garage and ample off-road parking.
- Large rear garden.
- Four bedrooms - two on the ground floor and two on the first floor.
- Recently refitted boiler providing gas central heating.
- Potential to extend even further STPP.

#### Ground Floor

##### Entrance Hall

Entrance door to the front, double glazed window to the side, storage cupboards, two radiators.

##### Cloakroom

A suite comprising of a low level WC, wash hand basin, gas boiler.

##### Lounge

Feature fireplace with multi-fuel burner, French doors opening to rear garden, double glazed windows to the front and rear, two radiators.

##### Kitchen/Diner

A range of base and wall mounted units with work surfaces over, stainless steel sink and drainer with mixer tap, integrated eye-level oven and hob with extractor over, integrated fridge freezer, space for dishwasher, Skylight window to the side, double glazed windows to the side and rear, radiator, sliding doors opening to conservatory.



##### Utility

A range of base and wall mounted units with work surfaces over, stainless steel sink with mixer tap, space for washing machine and tumble dryer, door to side access, double glazed window to the front.

##### Conservatory

French doors opening to the rear garden.

##### Bedroom One

Fitted wardrobes, double glazed window to the front, radiator.

##### Ensuite

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

##### Bedroom Three/Office

Double glazed window to the side, radiator.

##### First Floor

##### Bedroom Two

Fitted wardrobes, double glazed window to the rear, radiator.

##### Bedroom Four

Fitted wardrobes, loft access, Skylight windows to the front and side, radiator.

##### Bathroom

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

##### Outside

##### Front Garden

Walled front garden.

##### Rear Garden

A beautiful flower bed-lined garden, mainly laid to lawn with shingle and patio seating areas.

##### Garage

Up and over door.

##### Parking

Block paved driveway and shingled area providing ample off-road parking.

