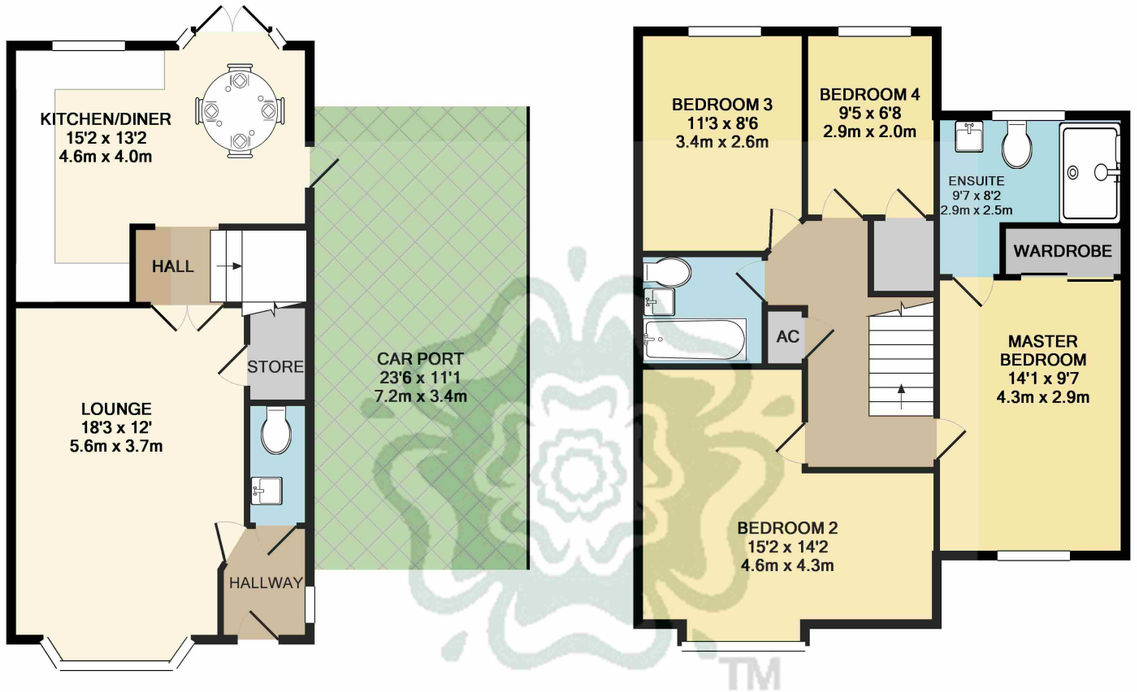
Floor Plans



GROUND FLOOR
APPROX. FLOOR
AREA 469 SQ.FT.
(43.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 676 SQ.FT.
(62.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1145 SQ.FT. (106.4 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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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

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COUNTRY PROPERTIES
PART OF HUNTERS

18, Swaffield Close

Ampthill, Bedfordshire ,
MK45 2HJ
£477,500

COUNTRY PROPERTIES
PART OF HUNTERS

Offered with no upper chain, this four bedroom contemporary home is set in a superb and sought after central location, moments away from Waitrose and Great Ampthill Park.

- Excellent school catchments and commuter access to M1, A1 and A6.
- Modern fitted kitchen with integrated appliances.
- Enclosed rear garden with useful car porch.
- Lounge with bay window and under stairs storage.
- Master bedroom with built-in wardrobe and ensuite.
- Block paved driveway plus covered parking.

Ground Floor

Entrance Hall

Double glazed window to side, radiator.

Inner Lobby

Ceramic tiled flooring, stairs rising to first floor.

Cloakroom

A suite comprising of a low level WC, wash hand basin, tiling to splashbacks, radiator, ceramic tiled flooring, double glazed window to side.

Lounge

Understairs cupboard, double glazed bay window to front with fitted blinds, two radiators.

Kitchen/Diner

A range of white base and wall mounted units with work surfaces over and matching return, 1.5 basin stainless steel sink and drainer with mixer taps over, space for washing machine, integrated dishwasher, integrated oven, integrated brushed stainless steel gas hob with matching extractor hood over, ceramic tiled flooring, double glazed bay window and French doors to garden, door to side access, radiator.

First Floor

Landing

Airing cupboard housing hot water tank, access to loft, radiator.

Bedroom One

Double built-in wardrobes, double glazed window to front, radiator.

Ensuite

A suite comprising of a low level WC, wash hand basin, separate shower cubicle, part tiled walls, ceramic tiled flooring, radiator, double glazed window to rear.

Bedroom Two

Double glazed window to front, radiator.

Bedroom Three

Built-in overhead storage, double glazed window to rear, radiator.

Bedroom Four

Double glazed window to rear, radiator.

Bathroom

A suite comprising of a panelled bath with shower mixer attachment, wash hand basin, low level WC, part tiled walls, ceramic tiled flooring, radiator.

Outside

Front Garden

Lawn area with established plants and shrubs.

Rear Garden

Mainly laid to lawn, patio seating area, fully enclosed, raised sleeper flower beds with some planted shrubs, car-port to the side.

Parking

Block paved driveway plus covered car port parking.

Directions

From the centre of Ampthill, proceed along Bedford Street. Just after Waitrose, turn left into Swaffield Close and follow the road approx. 300m. Number 18 is on the right hand side.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDOR.

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 that was graded "outstanding" in their recent Ofsted inspection. There is a bus service to Bedford and a private bus to the excellent Harpur Trust schools. Also there are doctor's surgeries, 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.