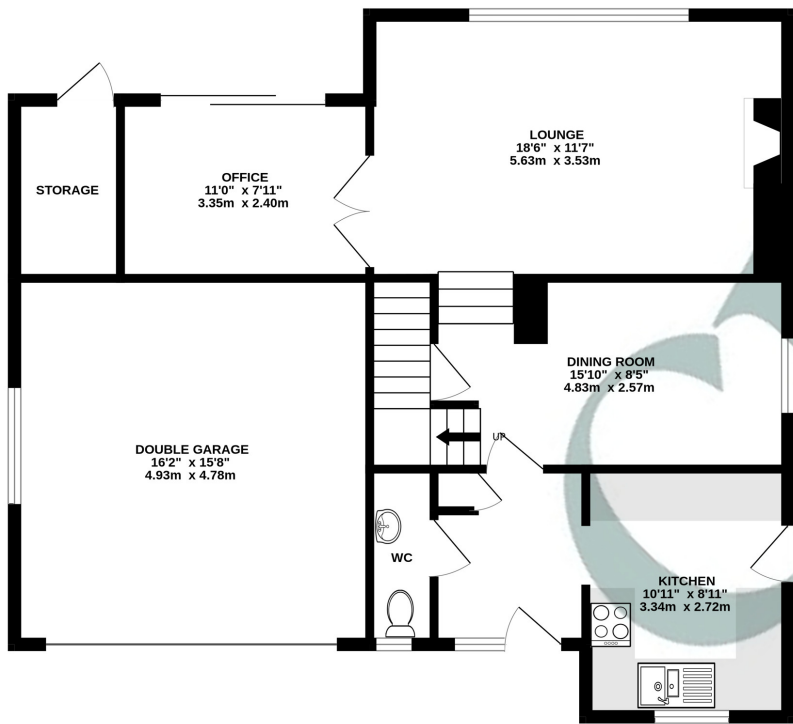
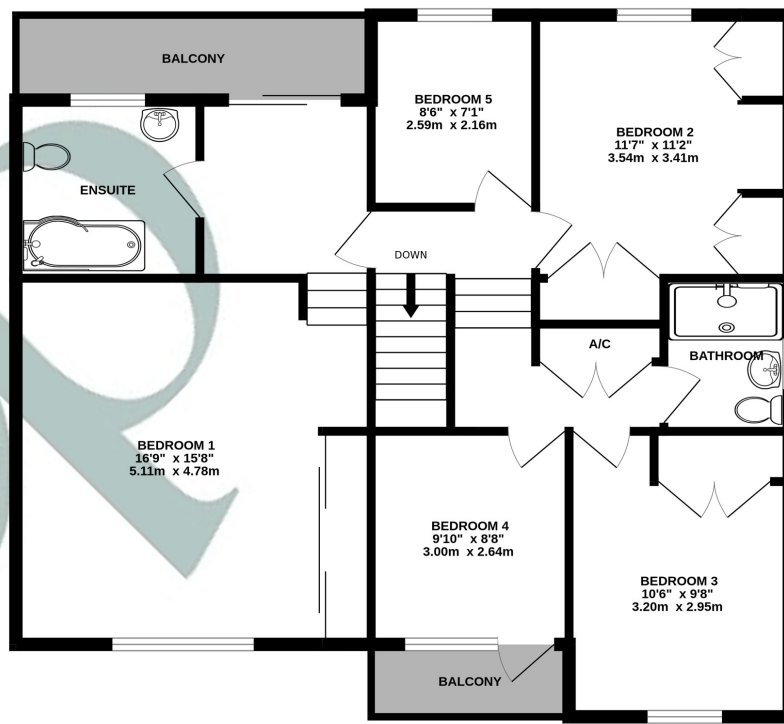




GROUND FLOOR  
903 sq.ft. (83.9 sq.m.) approx.



1ST FLOOR  
921 sq.ft. (85.6 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	81
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

TOTAL FLOOR AREA : 1824 sq.ft. (169.5 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.  
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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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T: 01525 403033 | E: [ampthill@country-properties.co.uk](mailto:ampthill@country-properties.co.uk)  
[www.country-properties.co.uk](http://www.country-properties.co.uk)



An absolute Tardis! This five bedroom detached is full of charm with it's interior levels, big open spaces and balconies front and back, all within a short distance of Maulden and Ampthill's amenities.

- No onward chain.
- Five bedrooms, four of which are doubles.
- Integrated double garage.
- Wrap around garden with two separate balconies.
- Kitchen and three separate reception rooms.
- Internal steps on both the ground floor and first floor creating beautiful split-levels.

#### Ground Floor

##### Entrance Hall

UPVC entrance door to the front, storage cupboard, radiator.

##### Cloakroom

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

##### Lounge

18' 6" x 11' 7" (5.64m x 3.53m) Stone feature fireplace, French doors opening to the office, double glazed window to the rear, two radiators.

##### Dining Room

15' 10" x 8' 5" (4.83m x 2.57m) Feature galleried opening and steps into the lounge, double glazed window to the side, radiator.

##### Office

11' 0" x 7' 11" (3.35m x 2.41m) Brick feature wall, sliding patio doors opening to the garden, radiator.

##### Kitchen

10' 11" x 8' 11" (3.33m x 2.72m) A range of base and wall mounted units with work surfaces over, 1.5 basin composite sink and drainer with mixer tap, oven and electric hob with extractor over, integrated fridge and freezer, space for dishwasher, door to side access, gas boiler, double glazed window to the front.



#### First Floor

##### Landing

Access to loft, airing cupboard housing hot water tank, radiator.

##### Bedroom One

16' 9" x 15' 8" (5.11m x 4.78m) Patio doors opening onto the balcony to the rear, fitted wardrobes, double glazed window to the front, two radiators.

##### Ensuite

A suite comprising of a L-shaped bath with shower over, low level WC, wash hand basin, heated towel rail, back-lit mirror, double glazed window to the rear.

##### Bedroom Two

11' 7" x 11' 2" (3.53m x 3.40m) Fitted wardrobes, double glazed window to the rear, radiator.

##### Bedroom Three

10' 6" x 9' 8" (3.20m x 2.95m) Fitted wardrobes, double glazed window to the front, radiator.

##### Bedroom Four

9' 10" x 8' 8" (3.00m x 2.64m) Door opening onto the balcony to the front, double glazed window to the front, radiator.

##### Bedroom Five

8' 6" x 7' 1" (2.59m x 2.16m) Double glazed window to the rear, radiator.

##### Bathroom

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

##### Outside

##### Rear Garden

A west facing, wrap around mature garden - mainly laid to lawn with covered patio seating area under the balcony.

##### Double Garage

Integrated double garage with electric roller shutter, power and light, brick storage behind the garage.

##### Parking

Off-road parking in front of the garage.

