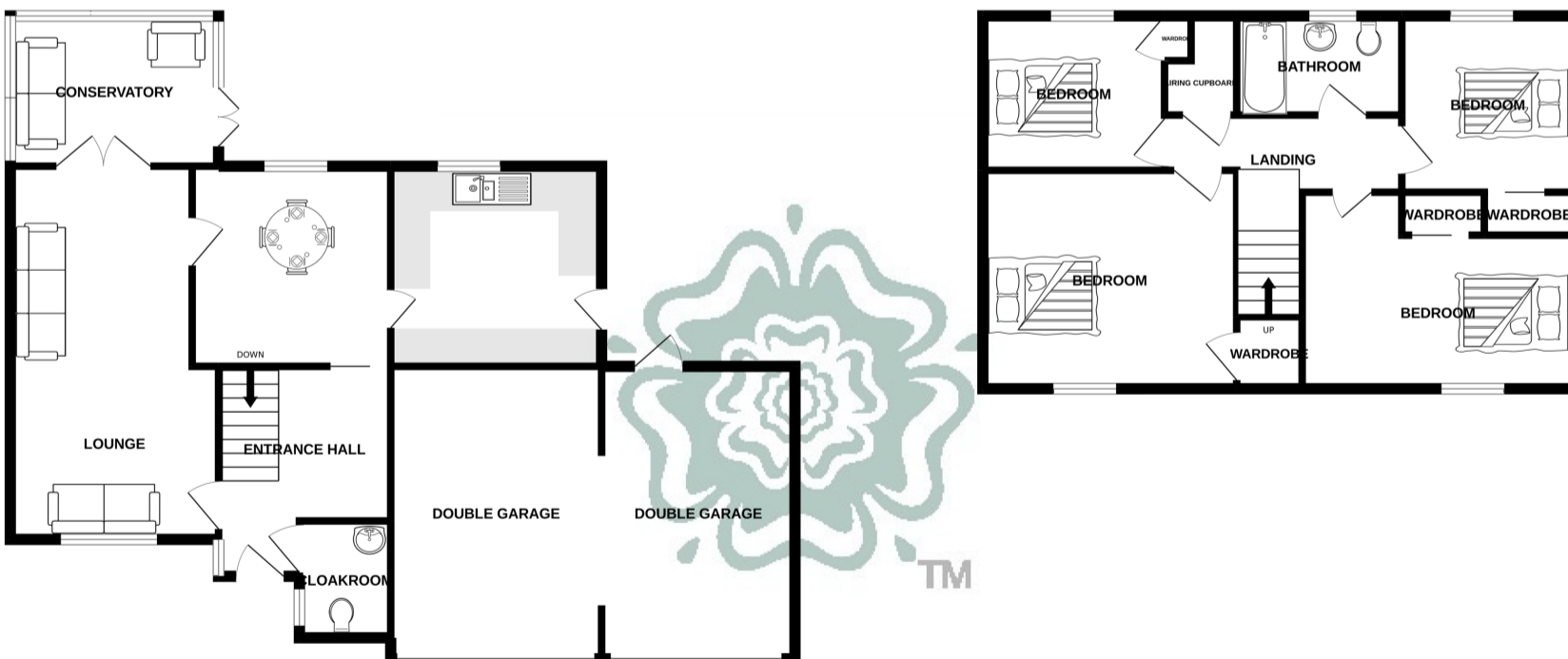




GROUND FLOOR
949 sq.ft. (88.2 sq.m.) approx.

1ST FLOOR
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA : 1555 sq.ft. (144.5 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

Viewing by appointment only

Country Properties | 1, Church Street | MK45 2PJ
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www.country-properties.co.uk

OPEN DAYS - 04/05/24 12PM UNTIL 2PM AND 11/05/24 12PM UNTIL 2PM - STRICTLY BY APPOINTMENT ONLY, CALL TO BOOK YOUR SLOT

A four bedroom detached family residence with a double garage. Situated within the excellent Mid-Beds village of Clophill, to be sold with no upper chain.

- Double glazed conservatory.
- Double garage and block paved parking.
- Two reception Rooms.
- Four bedrooms.
- Family bathroom and ground floor cloakroom.
- Could benefit from modernisation.

Ground Floor

Entrance Hall

Entrance door and double glazed window to the front, stairs rising to first floor, radiator.

Cloakroom

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

Lounge

19' 6" x 10' 10" (5.94m x 3.30m) French doors to the conservatory, double glazed window to the front, two radiators.

Dining Room

10' 5" x 8' 11" (3.17m x 2.72m) Double glazed window to the rear, radiator.

Kitchen

11' 4" x 9' 6" (3.45m x 2.90m) A range of base and wall mounted units with work surfaces over, sink and drainer with mixer tap, breakfast bar, space and plumbing for washing machine, door and double glazed window to the rear.

Conservatory

Max. 11' 9" x 10' 0" (3.58m x 3.05m) French doors to the garden, radiator.

First Floor

Landing

Airing cupboard, access to loft, radiator.



Bedroom One

12' 1" x 11' 8" (3.68m x 3.56m) Built-in cupboard, double glazed window to the front, radiator.

Bedroom Two

12' 0" x 10' 1" (3.66m x 3.07m) Built-in cupboard, double glazed window to the front, radiator.

Bedroom Three

9' 6" x 9' 0" (2.90m x 2.74m) Built-in wardrobes, double glazed window to the rear, radiator.

Bedroom Four

10' 1" x 7' 10" (3.07m x 2.39m) Built-in wardrobes, double glazed window to the rear, radiator.

Bathroom

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

Outside

Rear Garden

Mainly laid to lawn with patio seating area, mature shrubs and flower borders, timber fencing.

Double Garage

Two up and over doors, power and light.

Parking

Blocked paved driveway for 2/3 vehicles.

