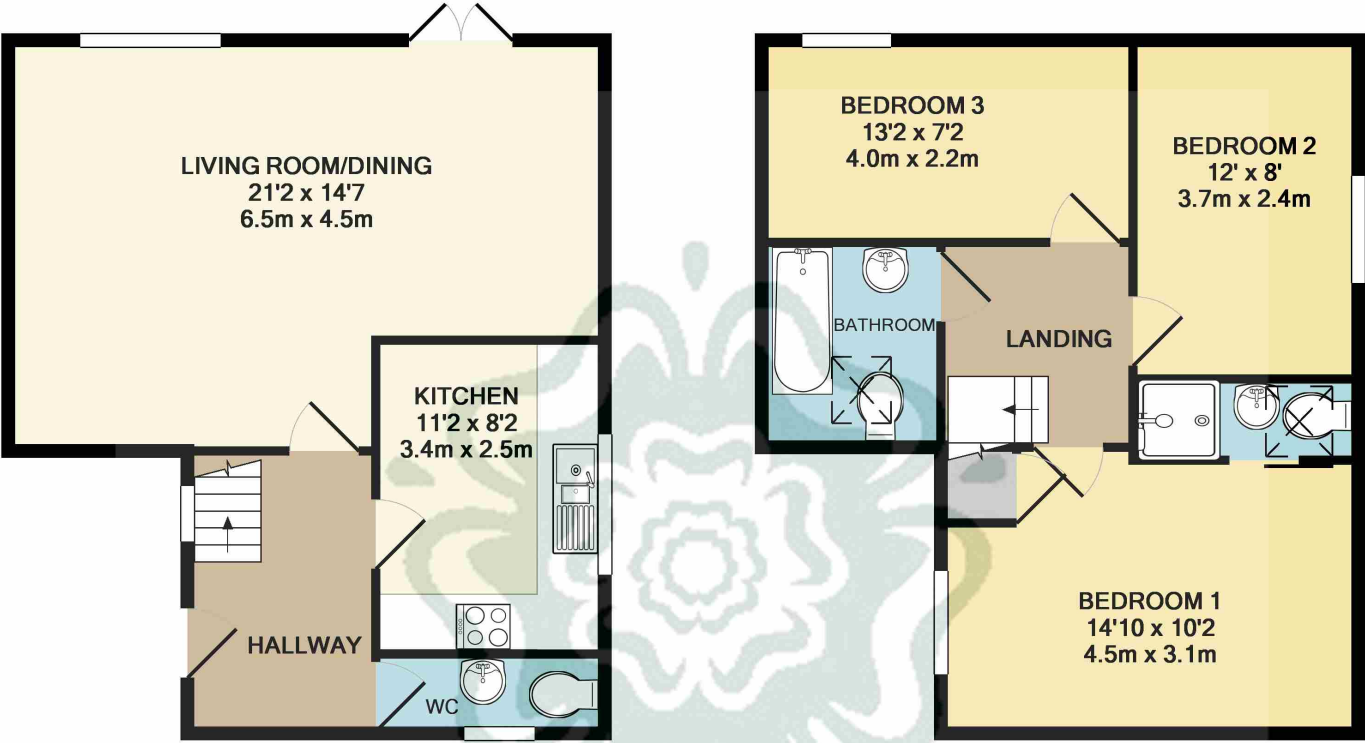


Floor Plans



GROUND FLOOR
APPROX. FLOOR
AREA 458 SQ.FT.
(42.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 457 SQ.FT.
(42.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 916 SQ.FT. (85.1 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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www.country-properties.co.uk



8a, Neotsbury Road

Amphill, Bedfordshire,
MK45 2SU
Offers in Excess of £325,000



A brand new home in a tucked away spot but just a few minutes walk into Ampthill town centre.

- Master bedroom with ensuite shower room.
- Ready to move in to Summer 2019.
- Off-road parking for several vehicles.
- Lounge/diner with French doors to rear garden.
- Brand new stylish kitchen.
- No onward chain worries.

Ground Floor	First Floor
Entrance Hall Stairs rising to first floor.	Landing
Cloakroom A suite comprising of a low level WC, wash hand basin, double glazed window to front.	Bedroom One 14' 10" x 10' 2" (4.52m x 3.10m) Double glazed window to side, radiator.
Lounge/Diner 21' 2" x 14' 7" (6.45m x 4.45m) Patio doors to rear, double glazed window to rear, radiator.	Ensuite A suite comprising of a wash hand basin, low level WC, separate shower cubicle, part tiling, heated towel rail, skylight window to rear.
Kitchen/Breakfast Room 11' 2" x 8' 2" (3.40m x 2.49m) A range of base and wall mounted units with work surfaces over, 1.5 basin stainless steel sink and drainer, white splashback tiling, oven, gas hob with extractor hood over, integrated dishwasher, integrated fridge freezer, integrated washing machine, wall mounted gas boiler, ceramic tiled flooring, double glazed window to side.	Bedroom Two 12' 0" x 8' 0" (3.66m x 2.44m) Double glazed window to side, radiator.
	Bedroom Three 13' 2" x 7' 2" (4.01m x 2.18m) Double glazed window to rear, radiator.

Bathroom A suite comprising of a panelled bath with shower over, wash hand basin, low level WC, part tiling, heated towel rail, double glazed window to side.	Outside
Rear Garden Patio seating area, lawn area, fully enclosed, side access.	
Parking Block paved driveway parking for several vehicles.	

Directions From the centre of Ampthill head along Dunstable Street towards Flitwick. At the mini roundabout turn left. Proceed down Oliver Street, the third turning on the left is Neotsbury Road.	
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.	

