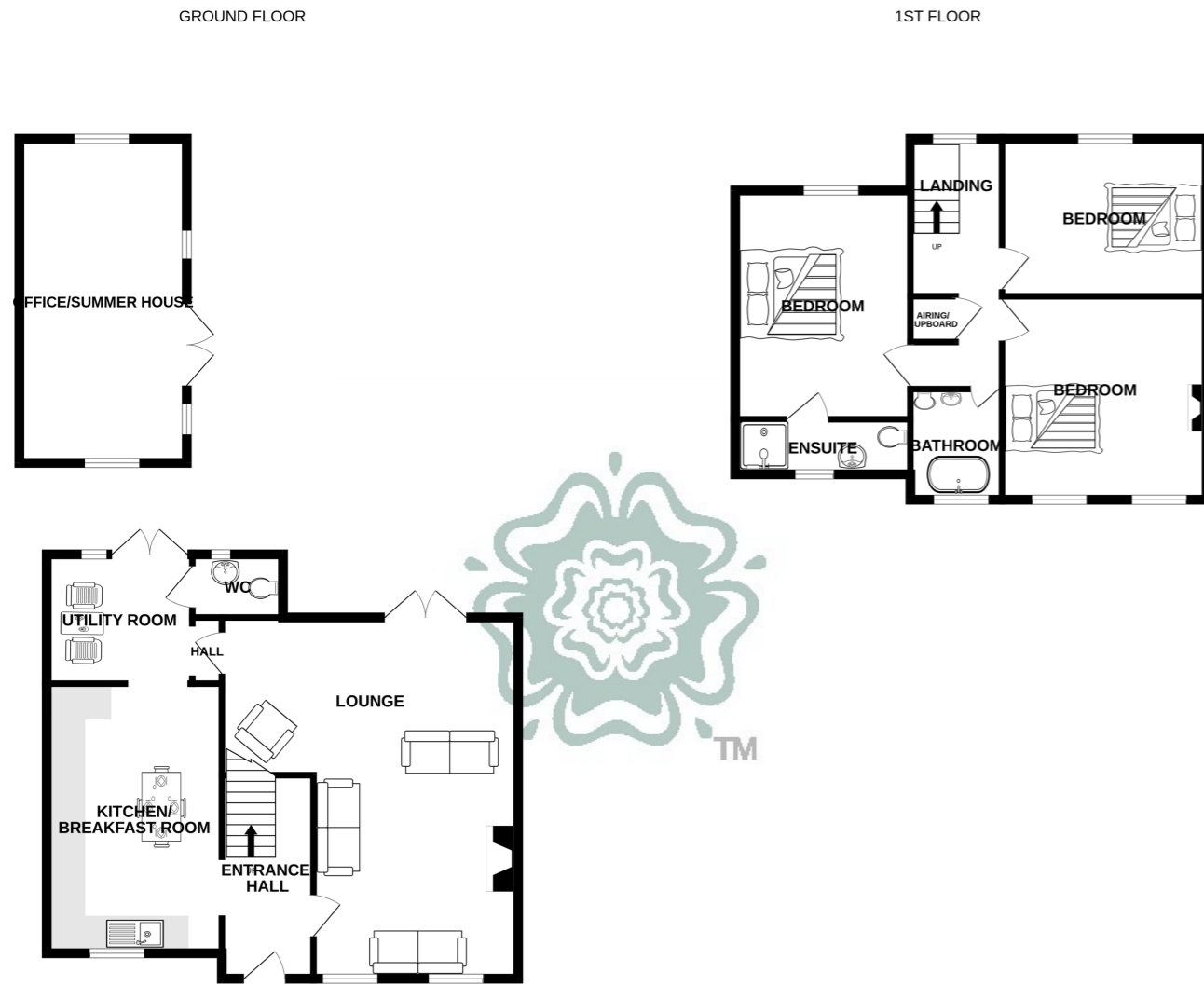


# Floor Plans



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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## 75, Bedford Road

Wilstead, Bedfordshire,

MK45 3HR

£425,000

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

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A truly stunning and extended traditionally built three bedroom family residence situated on a superb plot with ample off-road parking.

- 21ft lounge with feature fireplace.
- Study/utility room.
- Ensuite to bedroom one and family bathroom.
- Kitchen/dining room.
- Three double bedrooms.
- Mature south facing rear garden.

## Ground Floor

### Entrance Hall

Entrance door to the front, stairs rising to first floor, coving, radiator and boiler.

### Cloakroom

A suite comprising of a low level WC, vanity unit wash hand basin, coving, double glazed window to the rear, radiator.

### Lounge

21' 8" x 13' 8" < 16' 9" (6.60m x 4.17m < 5.11m) Feature fireplace with stone hearth and oak mantle, double glazed French doors to the rear and two double glazed windows to the front, coving, two radiators.

### Kitchen/Dining Room

15' 7" x 11' 1" (4.75m x 3.38m) A range of base and wall mounted units with work surfaces over, 1.5 basin sink and drainer, electric oven with extractor fan over, space for appliances, double glazed window to the front.

### Utility/Study Area

11' 03" x 8' 8" (3.43m x 2.64m) Double glazed door and window to the rear, radiator.

## First Floor

### Landing

Airing cupboard, coving, double glazed window to the rear, radiator.

### Bedroom One

12' 0" x 11' 1" (3.66m x 3.38m) Double glazed window to the rear, coving, radiator.

### Ensuite

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

### Bedroom Two

12' 6" x 12' 0" (3.81m x 3.66m) Cast iron feature fireplace, coving, double glazed window to the front, radiator.

### Bedroom Three

13' 5" x 9' 1" (4.09m x 2.77m) Double glazed window to the rear, coving, radiator.

### Bathroom

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

## Outside

### Front Garden

A large lawn area and a shingled driveway providing ample off-road parking, timber fencing, access to rear.

### Rear Garden

A south-facing rear garden with lawn and large patio seating areas, mature shrubs and flower borders, timber fencing, summer house/office (19' 9" x 10') with doors and windows.

