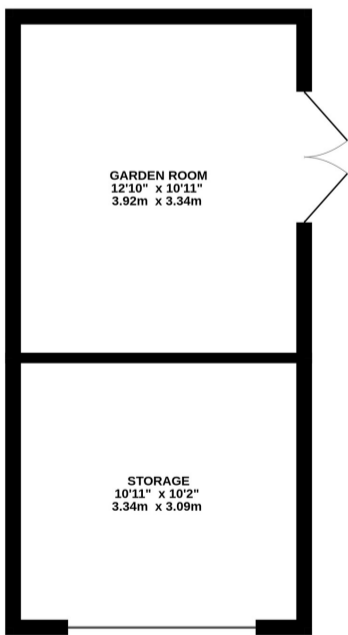
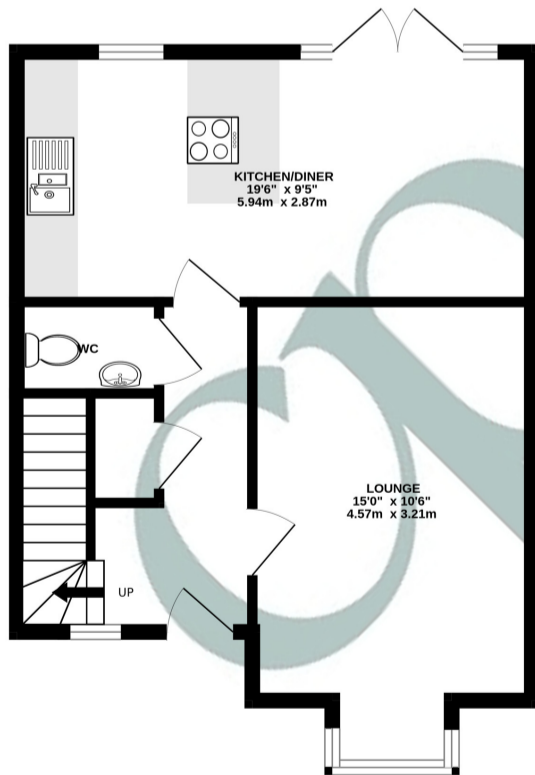




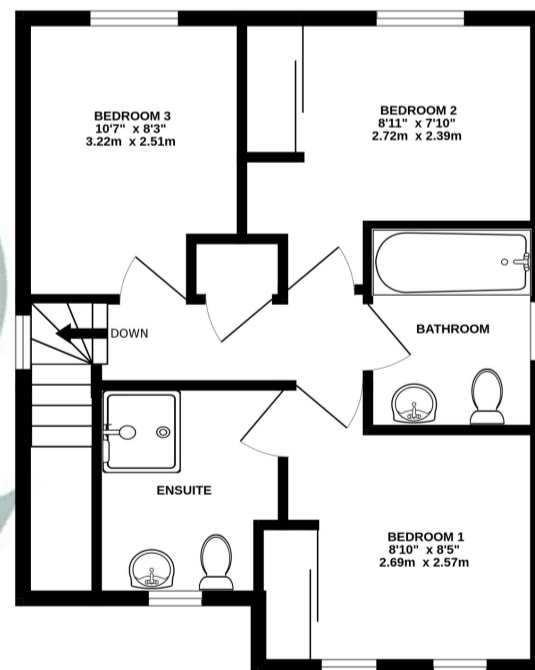
GARAGE
252 sq.ft. (23.4 sq.m.) approx.



GROUND FLOOR
462 sq.ft. (42.9 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 1163 sq.ft. (108.1 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.
Made with Metropix ©2024

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

A rare opportunity to buy a three bedroom detached property located off the main road of the incredibly desirable Amphill Chase Development, benefitting from ample off-road parking and a larger garden than most of the development.

- Three bedrooms and two bathrooms.
- Two driveways providing off-road parking for up to five cars.
- Larger than average landscaped garden.
- Part converted garage creating a garden room/office and storage.
- Open plan kitchen/diner opening on to garden.
- Maintenance charge of circa £240 per year.

Ground Floor

Entrance Hall

UPVC entrance door and double glazed window to the front, stairs rising to first floor with storage under, radiator.

Cloakroom

A suite comprising of a low level WC, wash hand basin, radiator.

Lounge

15' 0" x 10' 6" (4.57m x 3.20m) Double glazed bay window to the front with shutters, radiators.

Kitchen/Diner

19' 6" x 9' 5" (5.94m x 2.87m) A range of base and wall mounted units with work surfaces over, matching peninsula with integrated oven and hob with extractor over, integrated fridge freezer and dishwasher, space for washing machine, 1.5 basin composite sink and drainer with mixer tap, gas combi-boiler, French doors to garden and double glazed window to the rear, two radiators.

First Floor

Landing

Access to loft, double glazed window to the side, radiator.



Bedroom One

8' 10" x 8' 5" (2.69m x 2.57m) Fitted wardrobes, two double glazed windows to the front with shutters, 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

8' 11" x 7' 10" (2.72m x 2.39m) Fitted wardrobes, double glazed window to the rear, radiator.

Bedroom Three

10' 7" x 8' 3" (3.23m x 2.51m) Double glazed window to the rear, radiator.

Bathroom

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

Outside

Rear Garden

A landscaped, north-west facing rear garden with patio seating area, raised sleeper beds, garden shed and part converted garage providing a garden room and storage, access to driveway.

Part Converted Garage

French doors opening onto the garden, power and light, electric radiators.

Parking

Driveway to both sides of the property providing off-road parking for up to five cars.

NB

It is becoming increasingly likely that modern developments have a management company responsible for communal areas such as play areas and opens greens, therefore this will usually incur management fees.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDOR

