



TOTAL FLOOR AREA: 1093 sq.ft. (101.5 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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Viewing by appointment only

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This recently renovated three bedroom semi-detached home on the quiet Cobbitts Road in the heart of Maulden seamlessly blends village living with modern comforts, all with stunning views and great access to amenities and neighbouring Ampthill town centre.

- Three bedrooms and two bathrooms with a walk-in wardrobe and ensuite to bedroom one.
- Stunning open-plan family living space opening on to the garden.
- Amazing scenic views overlooking open countryside.
- Block paved driveway providing off-road parking.
- Separate utility/ground floor WC.
- Village centre location, close to all local amenities.

Ground Floor

Entrance Hall

UPVC entrance door to the front, under stairs storage, radiator.

Kitchen/Family Room

21' 3" x 19' 6" (6.48m x 5.94m) An impressive range of units with quartz work surfaces over, central island with breakfast bar and under-counter lighting, countersunk 1.5 basin stainless steel sink and drainer with mixer tap, split-level ovens and induction hob with integrated extractor, pull-out bin and larder units, two integrated fridge freezers and dishwasher, bi-folding doors opening to the garden, two full height radiators, three Skylight windows to the rear, opening to:

Dining Room

12' 0" x 8' 2" (3.66m x 2.49m) Double glazed window to the front, radiator.

Utility/Cloakroom

Low level WC, wash hand basin, wall mounted units with space and plumbing for washing machine and tumble dryer.



First Floor

Landing

Access to loft, doors to:

Bedroom One

10' 6" x 9' 9" (3.20m x 2.97m) Walk-in wardrobe, double glazed window to the rear, radiator.

Ensuite

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

Bedroom Two

11' 5" x 10' 9" (3.48m x 3.28m) Two double glazed windows to the front, full height radiator.

Bedroom Three

10' 7" x 6' 10" (3.23m x 2.08m) Double glazed window to the rear, radiator.

Bathroom

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

Outside

Rear Garden

Clad-lined garden, mainly laid to lawn with pergola covered decked seating area with stunning rural views.

Parking

Blocked paved driveway providing off-road parking for 2 cars.

