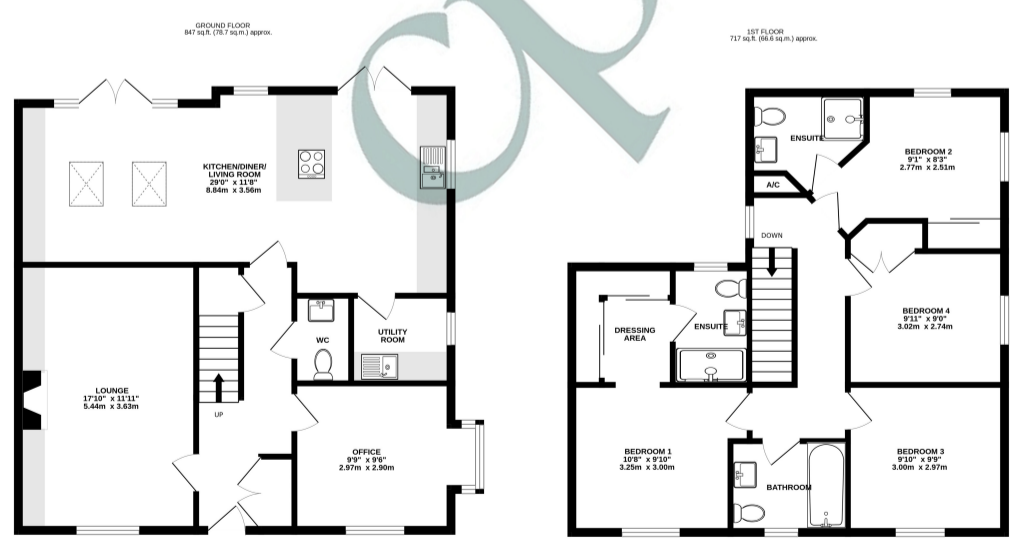


TOTAL FLOOR AREA : 1565 sq.ft. (145.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



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

Country Properties | 1, Church Street | MK45 2PJ
 T: 01525 403033 | E: amphill@country-properties.co.uk
 www.country-properties.co.uk

A beautifully sized house and plot, this flagship Bloor Homes property on the Ampthill Chase development has a generous garden, double bedrooms, multiple reception spaces and great parking making this a standout property.

- Four double bedrooms, three bathrooms and a dressing room to the main bedroom.
- Onward chain in place.
- Open-plan living opening on to the garden.
- Kitchen/dining/living room plus two additional reception rooms.
- South west facing garden on a corner plot.
- Management charge of circa £200 per annum.

Ground Floor

Entrance Hall

UPVC entrance door, under stairs cupboard and additional double storage cupboard, radiator.

Cloakroom

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

Lounge

17' 10" x 11' 11" (5.44m x 3.63m) Fireplace with fitted units to both sides, double glazed window to the front with fitted shutters, radiator.

Office

9' 9" x 9' 6" (2.97m x 2.90m) Double glazed bay window to the side and double glazed window to the front with fitted shutters, radiator.

Kitchen/Dining/Living Room

29' 0" x 11' 8" (8.84m x 3.56m) A range of units and central island with quartz work surfaces over, 1.5 basin composite sink and drainer with mixer tap, integrated split-level ovens and hob with extractor over, integrated fridge freezer and dishwasher, fitted media wall, two sets of French doors opening to the garden, two Skylight windows to the rear, double glazed windows to the side and rear, two radiators.



Utility

A range of units with quartz work surfaces over, stainless steel sink and drainer with mixer tap, integrated washing machine and space for tumble dryer, conventional gas boiler, double glazed window to the side, radiator.

First Floor

Landing

Access to loft, airing cupboard housing hot water tank, double glazed window to the side, radiator.

Bedroom One

10' 8" x 9' 10" (3.25m x 3.00m) Double glazed window to the front, radiator, opening to dressing area.

Ensuite One

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

Bedroom Two

9' 1" x 8' 3" (2.77m x 2.51m) Fitted wardrobes, double glazed windows to the side and rear, radiator.

Ensuite Two

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

Bedroom Three

9' 10" x 9' 9" (3.00m x 2.97m) Double glazed window to the front, radiator.

Bedroom Four

9' 11" x 9' 0" (3.02m x 2.74m) Fitted wardrobes, double glazed window to the side, 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 front.

Outside

Rear Garden

South-west facing rear garden with artificial lawn, patio seating areas, pergola covered decking and bar area.

Garage

Detached single garage with power and light.

Parking

Split driveway to the front of the garage with allocated parking space in layby opposite.

These are preliminary details to be approved by the vendors

