



Amphill Road

Flitwick,
Bedfordshire, MK45 1AZ
£875,000

COUNTRY PROPERTIES
PART OF HUNTERS

This detached family home features a self-contained two bedroom annexe plus double garage and ample off road parking. Situated in a non-estate location, within 0.7 miles of the mainline rail station and further town centre amenities and just 0.5 miles from Redborne Upper School on the Flitwick/Amphill border, the main residence offers a versatile layout with the fourth bedroom plus en-suite being situated on the ground floor. In addition there is a spacious reception hall leading to galleried landing, living room, sun room, fitted kitchen/dining room, utility and cloakroom/WC. There are three further bedrooms on the first floor (the principal with en-suite) plus a four piece family bathroom. The detached, self-contained annexe features contemporary open plan living space with bi-fold doors and a feature roof lantern, two bedrooms (the main with dressing room plus shower room) and a separate bathroom. EPC Rating: D.

- Four bedroom detached with self-contained two bedroom annexe
- Spacious reception hall with stairs to galleried landing
- Living room, kitchen/dining room & sun room
- Utility, cloakroom/WC, two en-suites & family bathroom
- Annexe with contemporary open plan kitchen/living room
- Two annexe bedrooms, en-suite, bathroom & utility
- Double garage & ample off road parking
- Non-estate location



GROUND FLOOR

ENTRANCE PORCH

Accessed via double glazed sliding patio door. Double glazed window. Radiator. Multi pane glazed door to:

RECEPTION HALL

Stairs to first floor landing. Radiator. Engineered wood flooring. Doors to living room, kitchen/dining room, bedroom 4 and to:

CLOAKROOM/WC

Opaque double glazed window to rear. Two piece suite comprising: Close coupled WC and wash hand basin with mixer tap and storage cupboard beneath. Cupboard housing gas fired boiler. Tiled floor.

LIVING ROOM

Double glazed sliding patio door to garden. Engineered wood flooring. Radiator. Window and multi pane glazed door to:

SUN ROOM

Four sets of double glazed sliding patio doors to garden. Double glazed window. Two skylights.

KITCHEN/DINING ROOM

Dual aspect double glazed windows. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink with mixer tap. Built-in double oven. Integrated dishwasher and refrigerator. Island unit with work surface area and induction hob, also providing additional storage. Two radiators. Engineered wood flooring. Recessed spotlighting to ceiling. Door to:

UTILITY ROOM

A range of base and wall mounted units with work surface areas incorporating sink with mixer tap. Space for washing machine and tumble dryer. Tiled floor. Recessed spotlighting to ceiling. Internal window and personal door to garage. Door to side aspect.

BEDROOM 4

Window and door to sun room. Exposed floorboards. Recessed spotlighting to ceiling. Radiator. Door to:

EN-SUITE SHOWER ROOM

Opaque double glazed window. Three piece suite comprising: Shower cubicle with wall mounted shower and rainfall style showerhead, WC with concealed cistern and wash hand basin with mixer tap and storage beneath. Wall and floor tiling. Heated towel rail. Extractor.

FIRST FLOOR

GALLERIED LANDING

Double glazed window. Five built-in storage cupboards, one housing hot water tank. Radiator. Hatch to roof void. Doors to bedroom 2, shower room and inner landing leading to bedrooms 1 and 3.

BEDROOM 1

Double glazed window. Three double glazed skylights. Built-in storage cupboards. Radiator. Door to:

EN-SUITE BATHROOM

Double glazed skylight. Three piece suite comprising: Bath with mixer tap/shower attachment, WC with concealed cistern and wash hand basin with mixer tap. Wall and floor tiling. Heated towel rail.



BEDROOM 2

Dual aspect double glazed windows. Two radiators. Exposed floorboards. Built-in storage cupboards.

BEDROOM 3

Double glazed window. Built-in storage cupboard. Radiator. Engineered wood flooring.

FAMILY BATHROOM

Opaque double glazed window. Four piece suite comprising: Bath with mixer tap, shower cubicle with wall mounted shower unit and rainfall style showerhead, WC with concealed cistern and wash hand basin with mixer tap and storage beneath. Tiled floor. Heated towel rail.

ANNEXE

ANNEXE KITCHEN/LIVING ROOM

Triple aspect via double glazed windows and bi-fold doors. Feature roof lantern. A range of units with work surface areas incorporating 1½ bowl sink with mixer tap. Built-in oven, hob with extractor over and wine cooler. Integrated dishwasher and fridge/freezer. Four feature radiators. Wood effect flooring. Recessed spotlighting to ceiling. Doors to both bedrooms, bathroom and to:

ANNEXE UTILITY ROOM

Base units with work surface area incorporating 1½ bowl sink with mixer tap. Space for washing machine. Feature radiator. Wood effect flooring. Wall mounted electric boiler.

ANNEXE BEDROOM 1

Dual aspect via double glazed window and bi-fold doors. Two feature radiators. Wood effect flooring. Doors to ensuite shower room and to:



ANNEXE DRESSING ROOM

Hanging rails and shelving. Feature radiator. Wood effect flooring.

ANNEXE EN-SUITE SHOWER ROOM

Double glazed window. Three piece suite comprising: Walk-in shower with wall mounted shower unit and rainfall style showerhead, close coupled WC and wash hand basin with mixer tap and storage beneath. Heated towel rail. Wood effect flooring. Extractor.

ANNEXE BEDROOM 2

Dual aspect double glazed windows. Feature radiator. Wood effect flooring.

ANNEXE BATHROOM

Opaque double glazed window. Three piece suite comprising: Bath with mixer tap/shower attachment, close coupled WC and wash hand basin with mixer tap and storage beneath. Heated towel rail. Extractor. Wood effect flooring.

OUTSIDE

GARDEN

Mainly laid to lawn. Various trees and shrubs. Outside lighting and cold water tap. Garden shed. Enclosed by fencing and hedging with gated access.

DOUBLE GARAGE

Electrically operated roller door. Two double glazed windows. Power and light. Personal doors to garden and to utility room.

OFF ROAD PARKING

Shingled frontage providing ample off road parking and access to double garage.

Current Council Tax Band: F.

AGENTS NOTE

Please note that the internal fixtures of the annexe are in the process of being finalised and any required documentation will be made available upon completion.

WHAT'S THE NEXT STEP TO PURCHASE THIS PROPERTY?

Once you have viewed the property and made an acceptable offer, we will need the following before the property can be removed from the market;
Proof of your ability to purchase: A Mortgage Agreement in Principle with proof of deposit/Evidence of cash to purchase/Evidence of equity from sale (as applicable).

ID: A copy of a passport and driving licence for each purchaser are ideal, if both of these are not available, one can be substituted for a recent utility bill/bank statement.

Details of the solicitor/conveyancer acting for you in your purchase.

A signed copy of our Supplier List & Referral Fee Disclosure Form.

We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.





Approximate Area = 3717 sq ft / 345.3 sq m (Includes Annexe And Excludes Void)

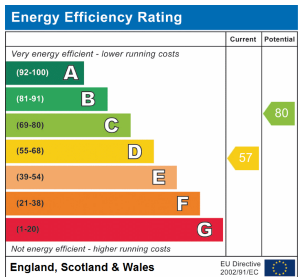
Garage = 368 sq ft / 34.1 sq m

Total = 4085 sq ft / 379.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Country Properties. REF: 938586



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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