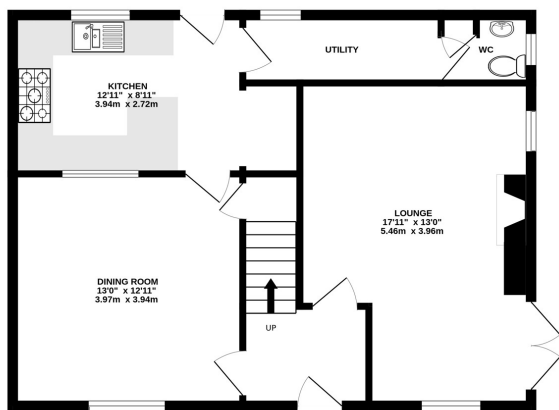
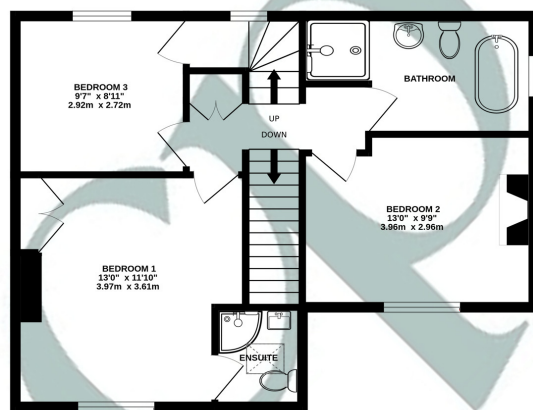




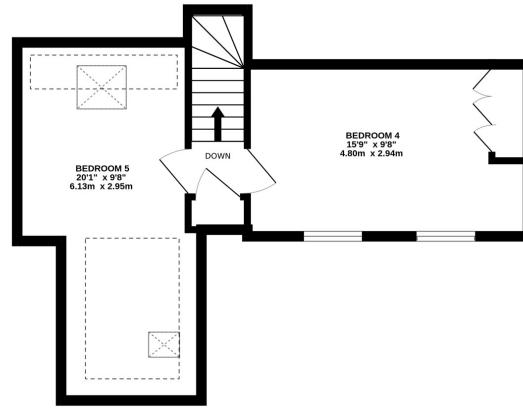
GROUND FLOOR
629 sq.ft. (58.4 sq.m.) approx.



1ST FLOOR
555 sq.ft. (51.6 sq.m.) approx.



2ND FLOOR
371 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 1555 sq.ft. (144.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		60	82

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: amptill@country-properties.co.uk
www.country-properties.co.uk

country
properties

A stunning representation of a period home in Ampthill, this 5 bed extended semi offers so much convenience being so close to the town centre and local schools, while being tucked away on Sidney Road. Oozing character and charm, this family home is truly something special!

- Highly regarded local school catchment.
- 5 bedrooms across 3 floors.
- Ground floor WC and utility.
- Off-road parking available at the end of the garden.
- Beautifully presented throughout with character features.
- Scope to extend creating an amazing kitchen/diner family space stpp

Ground Floor

Entrance Hall

Wooden front door, full-height radiator.

Lounge

Single glazed window to front & side, 2 x radiators, glazed french doors to garden, feature fireplace with log burner.

Dining Room

Single glazed window to front, opening to kitchen, integrated backlit display cabinet, access to understairs storage, radiator.

Kitchen

A range of base and wall mounted units with work surfaces over and breakfast bar, 1.5 stainless steel sink and drainer with mixer tap, tiled splashback, space for range cooker with gas hob, extractor, space for fridge/freezer, fridge and dishwasher. Single glazed window to rear, opening to dining room, radiator.

Utility

Single glazed window to rear, space and plumbing for washing machine and tumble dryer. Access to cloakroom.

Cloakroom

Part tiled, single glazed window to side, heated towel rail, low level WC, wash hand basin, cupboard housing gas combi boiler.

First Floor

Landing

Understairs cupboard, single glazed stained glass window to rear.

Bedroom 1

Single glazed window to front, fitted wardrobe in reveal, radiator.



En-suite

Fully tiled, shower cubicle, low level WC, wash hand basin, towel rail, skylight to side.

Bedroom 2

Single glazed window to front, feature fireplace, radiator.

Bedroom 3

Single glazed window to rear, understairs cupboard, radiator.

Bathroom

Fully tiled bathroom suite comprising free standing bath with shower attachment, separate shower cubicle, low level WC, wash hand basin mounted on vanity unit, single glazed window to side, full height radiator.

Second Floor

Landing

Storage cupboard.

Bedroom 4

Two single glazed windows to front, fitted wardrobes, eaves storage, radiator.

Bedroom 5

Skylight to side and rear, restricted head height due to eaves, radiator.

Outside

Garden

A beautifully landscaped mature wrap around south and west facing garden, mainly lawn, with patio seating area, raised wisteria covered walkway, mature trees and shrub borders

Parking

Double gates into garden providing off-road parking, accessed via Ashburnham Road.

