



TOTAL FLOOR AREA : 2181 sq.ft. (202.6 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

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

Situated on a block-paved close off of Falldor Way in the market town of Ampthill, this substantial five-double bed roomed detached property epitomizes luxury and modern living. Boasting ample reception space, a double garage and off-road parking for at least four cars, this home is perfect for families seeking space, style, and convenience.

- Five double bedrooms and three bathrooms across three floors.
- Double garage and off-road parking for four cars.
- Situated at the end of a quiet cul-de-sac.
- Ideally located between all well regarded local schools.
- Beautifully presented throughout.
- Open plan kitchen/diner with separate utility and two additional reception rooms.

## Ground Floor

### Entrance Hall

Entrance door to the front, radiator.

### Cloakroom

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

### Lounge

20' 8" x 11' 5" (6.30m x 3.48m) Double glazed sash windows to all aspects including bay window to the front, French doors opening to the rear garden, two radiators.

### Study

10' 3" x 6' 4" (3.12m x 1.93m) Double glazed sash window to the rear, radiator.

### Dining Room

11' 3" x 10' 0" (3.43m x 3.05m) Double glazed bay window to the front, radiator, opening to:

### Kitchen

12' 10" x 11' 2" (3.91m x 3.40m) A range of base and wall mounted units with work surfaces over, 1.5 basin stainless steel sink and drainer with mixer tap, integrated split-level oven and hob with extractor over, integrated fridge freezer and dishwasher, French doors opening to the rear garden, radiator, access to:

### Utility

A range of base and wall mounted units with work surfaces over, stainless steel sink and drainer with mixer tap, space for washing machine and tumble dryer, boiler, radiator, door to side.

## First Floor

### Galleried Landing

Airing cupboard housing hot water tank, double glazed sash window to the front.



### Bedroom One

13' 5" x 11' 1" (4.09m x 3.38m) Fitted wardrobes, double glazed sash window to the front, radiator.

### Ensuite One

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

### Bedroom Three

11' 6" x 10' 8" (3.51m x 3.25m) Fitted wardrobes, double glazed sash window to the front, radiator.

### Bedroom Four

11' 6" x 7' 9" (3.51m x 2.36m) Fitted wardrobes, double glazed sash window to the rear, radiator.

### Bathroom

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

## Second Floor

### Landing

Storage cupboard.

### Bedroom Two

13' 2" x 10' 8" (4.01m x 3.25m) Fitted wardrobes, dormer window to the front and Skylight window to the rear, two radiators.

### Ensuite Two

A suite comprising of a shower cubicle, low level WC, wash hand basin, dormer window to the front, radiator.

### Bedroom Five

13' 2" x 11' 6" (4.01m x 3.51m) Access to loft, dormer window to the front and Skylight window to the rear, two radiators.

## Outside

### Front Garden

A tree-lined front garden with lawn area and paving slabs leading to the front door.

### Rear Garden

A tree-lined rear garden, mainly laid to lawn with patio seating area and side access to both sides.

### Double Garage

18' 7" x 15' 8" (5.66m x 4.78m) Two up and over doors.

### Parking

Block-paved driveway providing ample off-road parking.

### 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.

