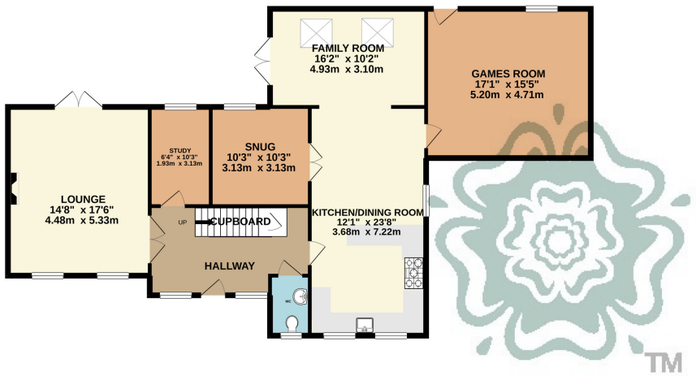
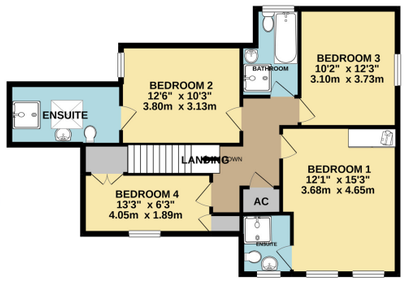
Floor Plans

GROUND FLOOR
1310 sq.ft. (121.7 sq.m.) approx.



1ST FLOOR
792 sq.ft. (73.6 sq.m.) approx.



TOTAL FLOOR AREA : 2101 sq.ft. (195.2 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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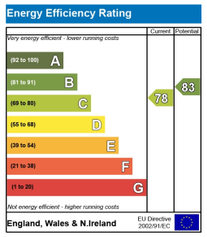

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be 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:** ampthill@country-properties.co.uk
www.country-properties.co.uk

COUNTRY PROPERTIES
PART OF HUNTERS

2, Paddocks Close

Ampthill, Bedfordshire,
MK45 2FG
£750,000

COUNTRY PROPERTIES
PART OF HUNTERS

Tucked away on a secluded private close towards the end of one of Ampthills' most popular roads, this four bedroom detached family home offers generous, versatile accommodation throughout and a south facing rear garden.

- Four double bedrooms and two ensuites.
- Lounge, snug, sitting room and study.
- Walking distance to Ampthills' well regarded local schools.
- Converted double garage providing an extra reception room.
- Further family bathroom.
- Kitchen/ dining room opening into family room/entertaining area.
- Southerly facing rear garden and off-road parking.

Ground Floor

Entrance Hall

Entrance door to the front, stairs rising to first floor, two double glazed windows to the front, radiator.

Cloakroom

A suite comprising of a low level WC, wash hand basin, double glazed window to the front, radiator, ceramic tiled flooring.

Lounge

17' 6" x 14' 8" (5.33m x 4.47m) Electric fireplace, French doors to the rear garden, two double glazed windows to the front, three radiators, fitted carpet.

Snug

10' 3" x 10' 3" (3.12m x 3.12m) Double glazed window to the rear, radiator, engineered wood flooring.

Study

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

Kitchen/Dining/Family Room

Kitchen/Dining Area - 23' 8" x 12' 1" (7.21m x 3.68m) Family Area - 16' 2" x 10' 2" (4.93m x 3.10m) A range of farmhouse style base and wall mounted units with timber work surfaces over, ceramic sink with mixer tap over, tiling to splashbacks, integrated dishwasher, space for Range cooker with extractor hood over, space for American style fridge freezer, two double glazed windows to the front and one to the side plus two Velux windows and French doors to the garden in the sitting area, two radiators.

Games Room

17' 1" x 15' 5" (5.21m x 4.70m) (Converted garage) Double glazed window to the rear, door to the garden, engineered wood flooring, two radiators.

First Floor

Landing

Airing cupboard housing hot water tank, access to loft, sun-well, radiator.

Bedroom One

15' 3" x 12' 1" (4.65m x 3.68m) Triple fitted wardrobes, double glazed window to the front, two radiators.

Ensuite

A suite comprising of a shower cubicle, low level WC, wash hand basin, part tiled walls and ceramic tiled flooring, heated towel rail, double glazed window to the front.

Bedroom Two

12' 6" x 10' 3" (3.81m x 3.12m) Double glazed window to the rear, radiator.

Ensuite

A suite comprising of a shower cubicle, low level WC, wash hand basin, heated towel rail, part tiled walls and ceramic tiled flooring, Velux window.

Bedroom Three

12' 3" x 10' 2" (3.73m x 3.10m) Double glazed window to the side, radiator.

Bedroom Four

13' 3" x 6' 3" (4.04m x 1.91m) Two built-in cupboards, two double glazed windows to the front, radiator.

Bathroom

A suite comprising of a panelled bath, separate shower cubicle, low level WC, wash hand basin, Velux window to the rear.

Outside

Garden

A southerly facing rear garden with lawn, patio and decking areas. Fully enclosed with side access, outside light and tap, shed.

Parking

Off-road driveway parking for 2 vehicles.

Directions

From the centre of Ampthill, proceed along Dunstable Street towards Flitwick. Grange Road is the fifth right turn, follow the road towards the end and Paddocks Close is on your right.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDORS

AMPTHILL – is a Georgian market town steeped in history with connections to Henry VIII. Situated between Bedford and Luton it has a population of about 14,000. A regular market with local traders has taken place on Thursdays for centuries. The town has several lively pubs, a wide variety of very well-regarded restaurants, a Waitrose supermarket and a selection of small independent specialist shops and a small museum. A number of small businesses such as solicitors, estate agents, financial services, hairdressers, and music schools are located in town. Larger businesses are to be found on the commercial and industrial developments on the outskirts, along the town's bypass. Ampthill Great Park is beautiful, a great place to walk the dogs. There's a children's play area and a place to get a snack and a refreshment. It also hosts a three day music and family gala weekend in the summer. Ampthill also has a high concentration of public amenities, The local Upper School in Ampthill, Redborne School, is a very successful 13 - 18 school. There is a bus service to Bedford and a private bus to the excellent Harpur Trust schools. There is also a doctor's surgery, fire & ambulance stations. Ampthill benefits from excellent commuter links, located between junctions 12 and 13 of the M1, nearby the A6 links Luton to Bedford and the A421 an efficient road into Milton Keynes. Ampthill is twinned with Nissan Lez Enservne in France. There are also rugby, football, cricket and bowls clubs.