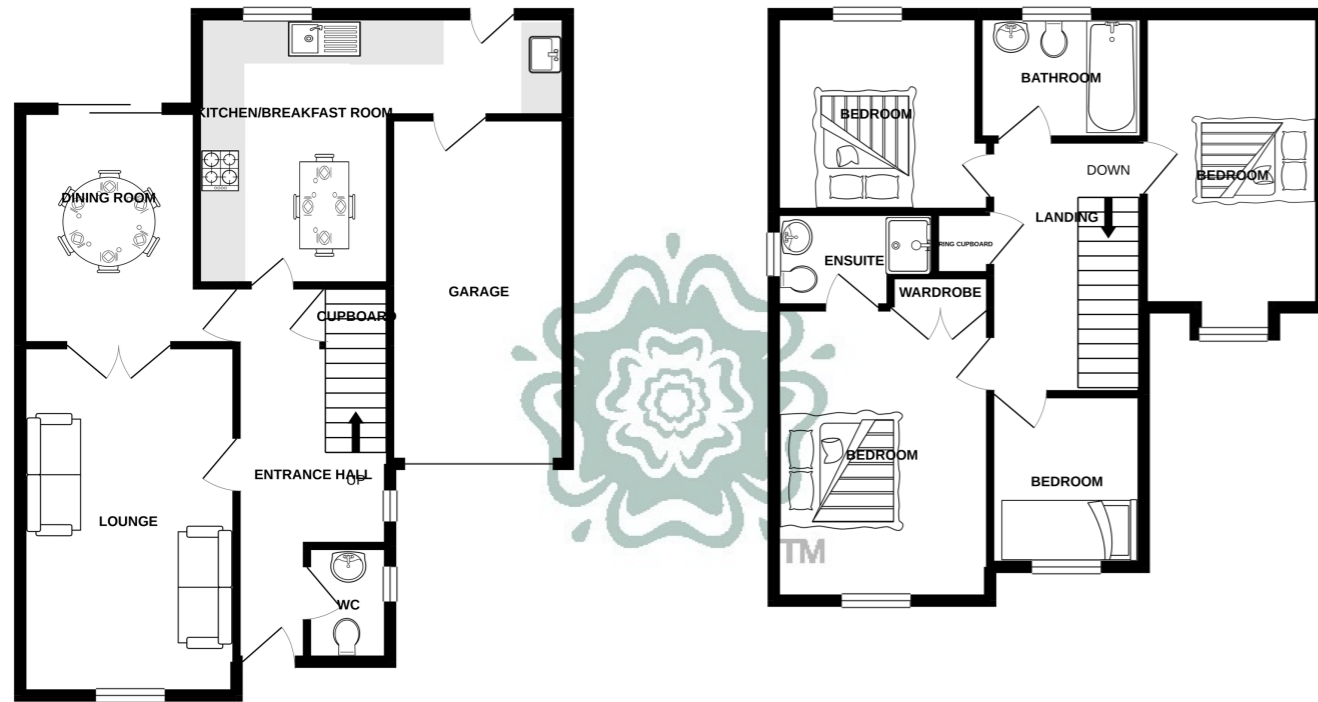


Floor Plans

GROUND FLOOR
708 sq.ft. (65.8 sq.m.) approx.

1ST FLOOR
608 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA: 1316 sq.ft. (122.2 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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2, Trow Close

Cotton End, Bedfordshire,
MK45 3BF
£425,000

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92 to 100)	B		
(81 to 91)	C		
(69 to 80)	D		
(55 to 68)	E		
(39 to 54)	F		
(13 to 38)	G		
Not energy efficient - higher running costs			
		84	67

England, Wales & N.Ireland
EU Directive 2002/91/EC

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

COUNTRY PROPERTIES
PART OF HUNTERS

A delightful four bedroom family residence built in 2002 by a local reputable developer, with the benefit of a south facing rear garden and no onward chain.

- Spacious lounge.
- Kitchen/breakfast room and utility area.
- Front and rear gardens.
- Double doors to dining room.
- Family bathroom and ensuite shower room.
- Single garage and parking.

Ground Floor

Entrance Hall

Double glazed entrance door to the front, stairs rising to first floor, under stairs cupboard, double glazed window to the side, radiator.

Cloakroom

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

Lounge

16' 8" x 10' 3" (5.08m x 3.12m) Georgian style double glazed window to the front, coving, two radiators, multi-glazed doors to:

Dining Room

11' 7" x 8' 04" (3.53m x 2.54m) Sliding patio doors to the rear, coving, radiator.

Kitchen/Breakfast Room

13' 0" x 8' 4" (3.96m x 2.54m) A range of base and wall mounted units with work surfaces over, sink and drainer with mixer tap over, four ring gas hob with oven under and extractor hood over, space and plumbing for dishwasher, space for an additional undercounter appliance, double glazed door and window to the rear, radiator.

Utility Area

8' 3" x 5' 0" (2.51m x 1.52m) Base and wall mounted units with work surfaces over, stainless steel sink and drainer, space and plumbing for washing machine, door into garage.

First Floor

Landing

Access to loft, airing cupboard housing hot water tank.

Bedroom One

14' 4" x 9' 8" (4.37m x 2.95m) Built-in wardrobes, coving, Georgia style double glazed window to the front, radiator.

Ensuite

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

Bedroom Two

9' 9" x 9' 8" (2.97m x 2.95m) Coving, double glazed window to the rear, radiator.

Bedroom Three

13' 0" x 8' 0" with restricted head height (3.96m x 2.44m) Coving, double glazed window to the front, radiator.

Bedroom Four

8' 2" x 7' 3" (2.49m x 2.21m) Coving, double glazed window to the front, radiator.

Bathroom

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

Outside

Garage

Up and over door, power and light.

Rear Garden

A south facing garden with a shaped lawn and patio area, shrubs and flower borders, timber fencing.

