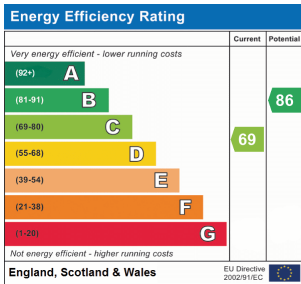
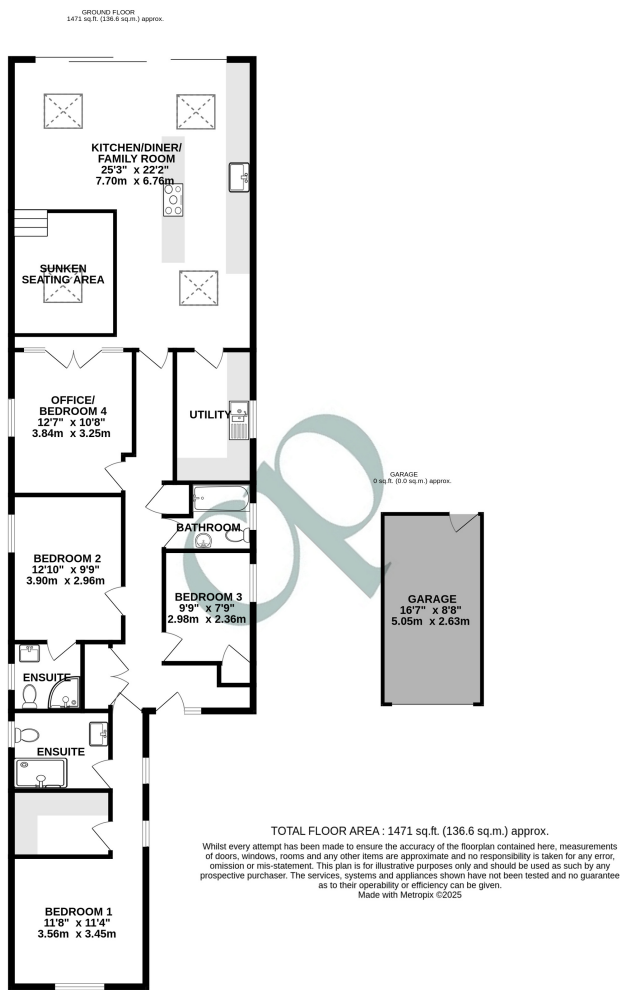




country  
properties

72a, Flitwick Road  
Maulden, Bedfordshire,  
MK45 2BJ  
Offers in Excess of £800,000



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: [amphill@country-properties.co.uk](mailto:amphill@country-properties.co.uk)  
[www.country-properties.co.uk](http://www.country-properties.co.uk)

country  
properties



Set in the picturesque village of Maulden, this impeccably designed and flawlessly executed single-storey home offers a rare opportunity for luxurious and contemporary living. Finished to an exceptionally high specification throughout, this substantial property of approximately 1,471 sq.ft. affords a lifestyle of comfort and sophistication, perfectly positioned to enjoy the tranquility of village life with the vibrant market town of Ampthill just a stone's throw away.

- 3-4 double bedrooms and 3 bathrooms.
- Single storey accommodation providing future-proof living.
- Ample parking and detached garage.
- Stunning open plan family living opening onto the west-facing garden.
- 0.23 acre plot with an over 200ft mature west-facing garden, backing onto fields.
- An incredibly high specification throughout, stunningly presented.

Ground Floor

Entrance Hall

UPVC entrance door to the front, storage cupboard, double glazed window to the front, radiator.

Play Room/Bedroom Four

12' 7" x 10' 8" (3.84m x 3.25m) Fitted media wall, triple glazed window to the side, radiator, Crittall doors opening to:

Kitchen/Dining/Living Room

25' 3" x 22' 2" (7.70m x 6.76m) A bespoke range of base and wall mounted units with island, integrated double eye-level ovens and induction hob with extractor over as well as integrated dishwasher, fridge and freezer, sunken seating area, underfloor heating, double glazed argon filled sliding patio doors opening to the garden, four double glazed argon filled electric Skylight windows, further double glazed window to the rear, secret door opening to:

Utility

A bespoke range of base and wall mounted units with work surfaces over, ceramic sink and drainer with mixer tap, space for washing machine and tumble dryer, triple glazed window to the side, radiator.

Bedroom One

11' 8" x 11' 4" (3.56m x 3.45m) Triple glazed windows to the front and side with fitted shutters, walk-in wardrobe, radiator.



Ensuite One

A suite comprising of a shower cubicle with double rainfall shower and remote operation, low level WC, wash hand basin, heated towel rail, triple glazed window to the side.

Bedroom Two

12' 10" x 9' 9" (3.91m x 2.97m) Triple glazed window to the side, radiator.

Ensuite Two

A suite comprising of a shower cubicle with remote operation, low level WC, wash hand basin, back-lit mirror, heated towel rail, triple glazed window to the side.

Bedroom Three

9' 9" x 7' 9" (2.97m x 2.36m) Fitted wardrobes, access to loft, triple glazed window to the side, radiator.

Bathroom

A suite comprising of a panelled bath with shower over, low level WC, wash hand basin, heated towel rail, triple glazed window to the side.

Outside

Rear Garden

A large and mature over 200ft west facing rear garden, backing on to open fields, all set on a 0.23 acre plot. Mainly laid to lawn with decked seating area and a custom-made treehouse.

Parking

Detached single garage with electric roller shutter and door to side access, plus resin driveway to the front providing ample off-road parking.

