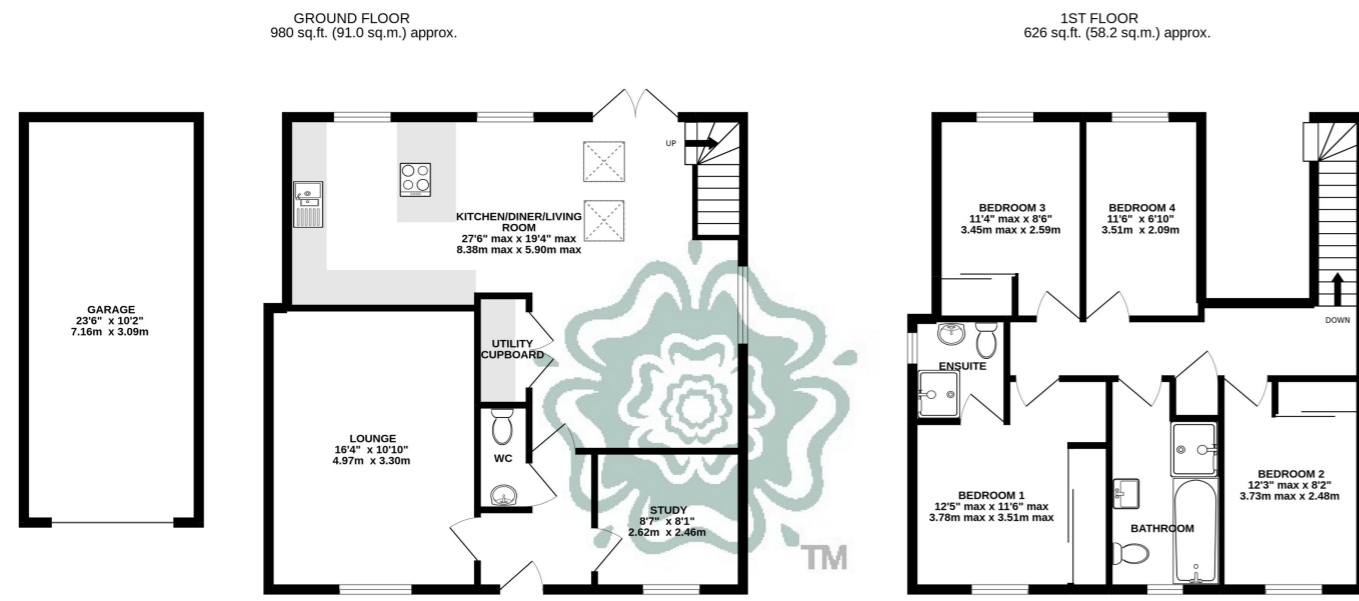


Floor Plans



TOTAL FLOOR AREA : 1606 sq.ft. (149.2 sq.m.) approx.

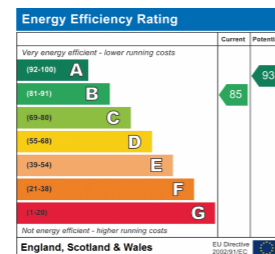
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

Made with Metropix ©2022



39, Cleavers Edge

Amphill, Bedfordshire,
MK45 2FA
£615,000



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
www.country-properties.co.uk



A generous four bedroom detached family home boasting a great sized open plan living space, two bathrooms, a large landscaped garden in comparison to others and plentiful off-road parking, situated in a cul de sac position facing woodland.

- Four bedrooms, three of which are doubles with fitted wardrobes.
- Open plan kitchen/dining/living room opening onto garden.
- Great location for all local schools.
- Driveway providing off-road parking plus visitor spaces.
- North-west facing rear garden.
- Separate lounge, study and utility cupboard.

Ground Floor

Entrance Hall

Entrance door to the front, doors to:

Cloakroom

A suite comprising of a low level WC, wash hand basin, radiator.

Lounge

16' 4" x 10' 10" (4.98m x 3.30m) Double glazed window to the front with fitted shutters, radiator.

Study

8' 7" x 8' 1" (2.62m x 2.46m) Double glazed window to the front with fitted shutters, radiator.

Kitchen/Dining/Living Room

Max. 27' 6" x 19' 4" (8.38m x 5.89m) A range of base and wall mounted units with work surfaces over and separate peninsula, 1.5 basin composite sink and drainer with mixer tap, split level oven and electric hob with extractor fan, integrated fridge freezer and dishwasher, stairs rising to first floor, electrically operated skylight windows to the rear, double glazed window to the side and two to the rear (one with fitted shutters), double doors to the garden, radiator, access to utility cupboard with base and wall mounted units and space for a washing machine and tumble dryer.

First Floor

Landing

Access to mostly boarded loft with ladder, storage cupboard, radiator.

Bedroom One

Max. 12' 5" x 11' 6" (3.78m x 3.51m) Fitted wardrobes, double glazed window to the front with fitted shutters, radiator.

Ensuite

A suite comprising of a shower cubicle, low level WC, wash hand basin, dual fuel heated towel rail, double glazed window to the side.

Bedroom Two

11' 4" x 8' 6" (3.45m x 2.59m) Fitted wardrobes, double glazed window to the rear with fitted shutters, radiator.

Bedroom Three

12' 3" x 8' 2" (3.73m x 2.49m) Fitted wardrobes, double glazed window to the front with fitted shutters, radiator.

Bedroom Four

11' 6" x 6' 10" (3.51m x 2.08m) Double glazed window to the rear, radiator.

Bathroom

A suite comprising of a panelled bath and a separate shower cubicle, low level WC, wash hand basin inset to vanity unit, dual fuel heated towel rail, double glazed window to the front.

Outside

Rear Garden

A north-east facing garden, mainly laid to lawn with patio seating area and side access, outside power and tap, concrete base for a garden shed.

Garage

Single garage with power and light and up and over door.

Parking

Extra wide driveway providing off-road parking in front of the garage plus visitors parking.

Directions

From the centre of Amphill take Dunstable Street towards Flitwick and proceed on to Flitwick Road, take the left turn onto Poppy Drive. Approximately 500m down Poppy Drive, turn right on to Cleavers Edge and the property is on the left.

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. Amphill 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. Amphill also has a high concentration of public amenities, The local Upper School in Amphill, 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. Amphill 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. Amphill is twinned with Nissan Lez Enservne in France. There are also rugby, football, cricket and bowls clubs.

NB

It is becoming increasingly likely that modern developments have a management company responsible for communal areas such as play areas and open greens, therefore this will usually incur management fees along with possible extra legal fees with a conveyancer.

