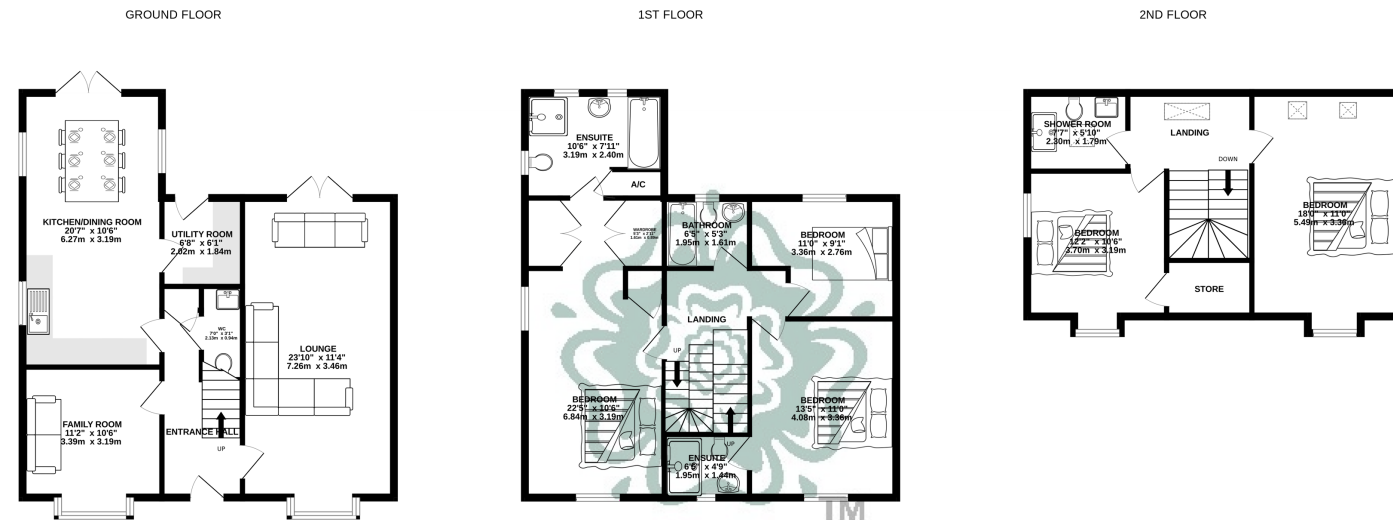


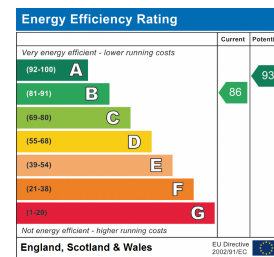
# Floor Plans



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.



## 3, Thistle Lane

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A truly stunning five bedroom family residence with accommodation over three floors, approaching 1900sqft. Located on a good size corner plot, viewing is highly recommended!

- 23ft dual aspect lounge.
- Secluded, landscaped rear garden with brick retaining wall.
- 20ft fully fitted kitchen/dining room.
- Double garage with ample parking for up to 6 cars.
- 6 years NHBC warranty remaining.
- Two ensuites, two bathrooms and ground floor cloakroom.

## Ground Floor

### Entrance Hall

Entrance door to the front, porcelain flooring, built-in cupboard, radiator.

### Cloakroom

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

### Lounge

23' 6" x 11' 5" (7.16m x 3.48m) French doors to the rear garden, double glazed bay window to the front, radiator.

### Study/Family Room

11' 2" x 10' 5" (3.40m x 3.17m) Double glazed bay window to the front, radiator.

### Kitchen/Dining Room

20' 6" x 11' 1" (6.25m x 3.38m) A range of base and wall mounted units with work surfaces over, 1.5 basin stainless steel sink and drainer, split level double oven, five ring gas hob with extractor hood over, integrated fridge freezer and dishwasher, French doors to the rear garden, double glazed windows to the side, porcelain flooring, radiator.

### Utility

A range of base and wall mounted units, integrated washing machine and space for tumble dryer, door to the rear, conventional boiler.

## First Floor

### Landing

Stairs rising to second floor, doors to:

### Bedroom One

20' 8" x 10' 5" (6.30m x 3.17m) Built-in 'his and hers' wardrobes, heating controls, double glazed windows to the front and side, radiator.

### Ensuite One

A suite comprising of a panelled bath and separate shower cubicle, low level WC, wash hand basin, built-in airing cupboard housing hot water tank, radiator, double glazed windows to the side and rear.

### Bedroom Two

12' 1" x 11' 5" (3.68m x 3.48m) Double glazed window to the front, radiator.

### Ensuite Two

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

### Bedroom Three

11' 5" x 8' 9" (3.48m x 2.67m) Double glazed window to the rear, radiator.

### Bathroom

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

## Second Floor

### Bedroom Four

16' 7" x 11' 5" (5.05m x 3.48m) Two Velux windows to the rear and double glazed window to the front, radiator.

### Bedroom Five

10' 6" x 10' 5" (3.20m x 3.17m) Eaves storage cupboard, access to loft, double glazed windows to the front and side, radiator.

### Shower Room

A suite comprising of a shower cubicle, low level WC, wash hand basin, Velux window, radiator.

## Outside

### Front Garden

Lawn area with shrubs and flower borders.

### Rear Garden

Mainly laid to lawn, patio seating area, two wooden decking areas, brick retaining wall, outside tap and lights, access to front.

### Double Garage

Two up and over doors, power and light.

### Parking

Off-road parking for up to 6 cars.

