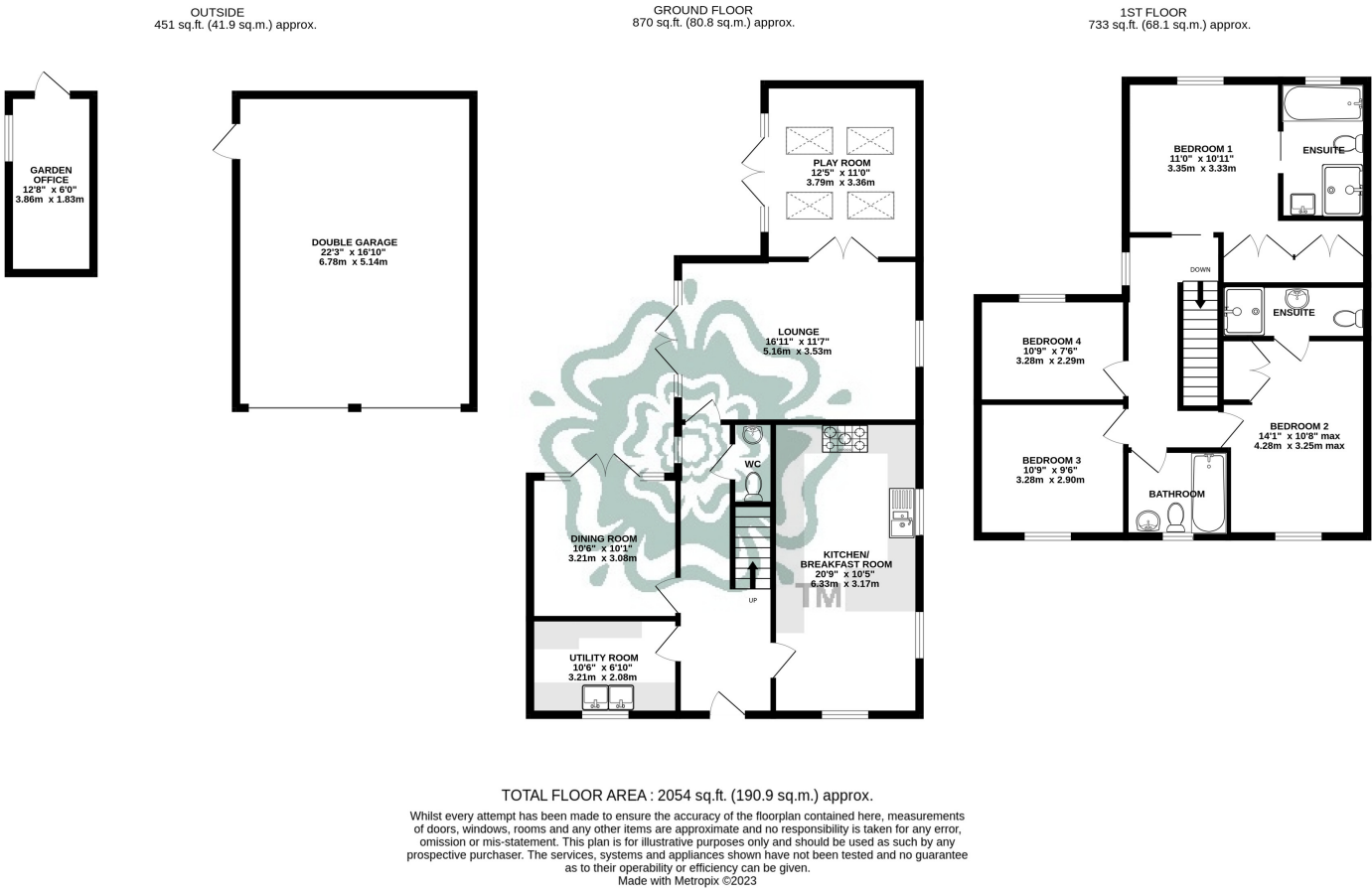


Floor Plans



35, Wagstaff Way

Amphill, Bedfordshire,
MK45 2GH
£665,000

Viewing by appointment only

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Nestled on the edge of the Ampthill Heights development and spanning over 2000 square foot including the garage, this generously sized and immaculately presented four bedroom detached property is the perfect family home.

- Four double bedrooms and three bathrooms.
- Separate utility and garden office.
- Ideally situated near highly regarded local schools.
- Kitchen/breakfast room and three separate reception rooms.
- Double garage and driveway providing ample off-road parking.
- Lovely sized garden for newer property standards.

Ground Floor	
Entrance Hall	
Composite entrance door to the front, under stairs cupboard, double glazed window to the side, radiator.	
Cloakroom	
A suite comprising of a low level WC, wash hand basin and floating vanity unit with back-lit mirror.	
Lounge	
16' 11" x 11' 7" (5.16m x 3.53m) Glazed French doors to the garden, double glazed window to the side, radiator.	
Dining Room	
10' 6" x 10' 1" (3.20m x 3.07m) Glazed French doors to the garden, double glazed window to the rear, radiator.	
Play Room	
12' 5" x 11' 0" (3.78m x 3.35m) Glazed French doors to the garden, wood burner, four Skylight windows and double glazed window to the side, full-height radiator.	
First Floor	
Landing	
Access to loft, double glazed window to the side.	
Bedroom One	
11' 0" x 10' 11" (3.35m x 3.33m) Fitted wardrobes, double glazed window to the rear, two radiators, pocket door into:	
Ensuite	
A suite comprising of a shower cubicle, low level WC, wash hand basin with floating vanity unit, back-lit mirror cabinet, underfloor heating, heated towel rail, double glazed window to the rear, radiator.	
Kitchen/Breakfast Room	
20' 9" x 10' 5" (6.32m x 3.17m) A range of units with work surfaces over and matching peninsula, 1.5 basin composite sink and drainer with mixer tap, integrated Range cooker with extractor over, integrated dishwasher and wine cooler, space for American style fridge freezer, conventional gas boiler, double glazed windows to the front and side with shutters, cast iron style radiator.	
Utility	
10' 6" x 6' 10" (3.20m x 2.08m) A range of units with work surfaces over, double Belfast sink with extendable mixer tap, double glazed window to the front with shutters, full-height radiator.	

Bedroom Two	
14' 1" x 10' 8" Max. (4.29m x 3.25m) Fitted wardrobes, double glazed window to the front, radiator.	
Ensuite Two	
A suite comprising of a shower cubicle, low level WC, wash hand basin, heated towel rail.	
Bedroom Three	
10' 9" x 9' 6" (3.28m x 2.90m) Double glazed window to the front, radiator.	
Bedroom Four	
10' 9" x 7' 6" (3.28m x 2.29m) Double glazed window to the rear, radiator.	
Bathroom	
A suite comprising of a panelled bath with shower over, low level WC, wash hand basin, heated towel rail, double glazed window to the front.	
Outside	
Rear Garden	
Walled and sleeper-lined, mainly laid to lawn with patio seating area.	
Garden Office	
12' 8" x 6' 0" (3.86m x 1.83m)	
Double Garage	
Two up and over doors, side door from garden, power and light.	
Parking	
Driveway providing ample off-road parking and electric car charging point.	

Directions
From the centre of Ampthill take Woburn Street and follow past the park to the T junction. Turn left onto the A507, go straight over the first roundabout and at the second roundabout turn left into Wagstaff Way.
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 Enserune 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 opens greens, therefore this will usually incur management fees.

