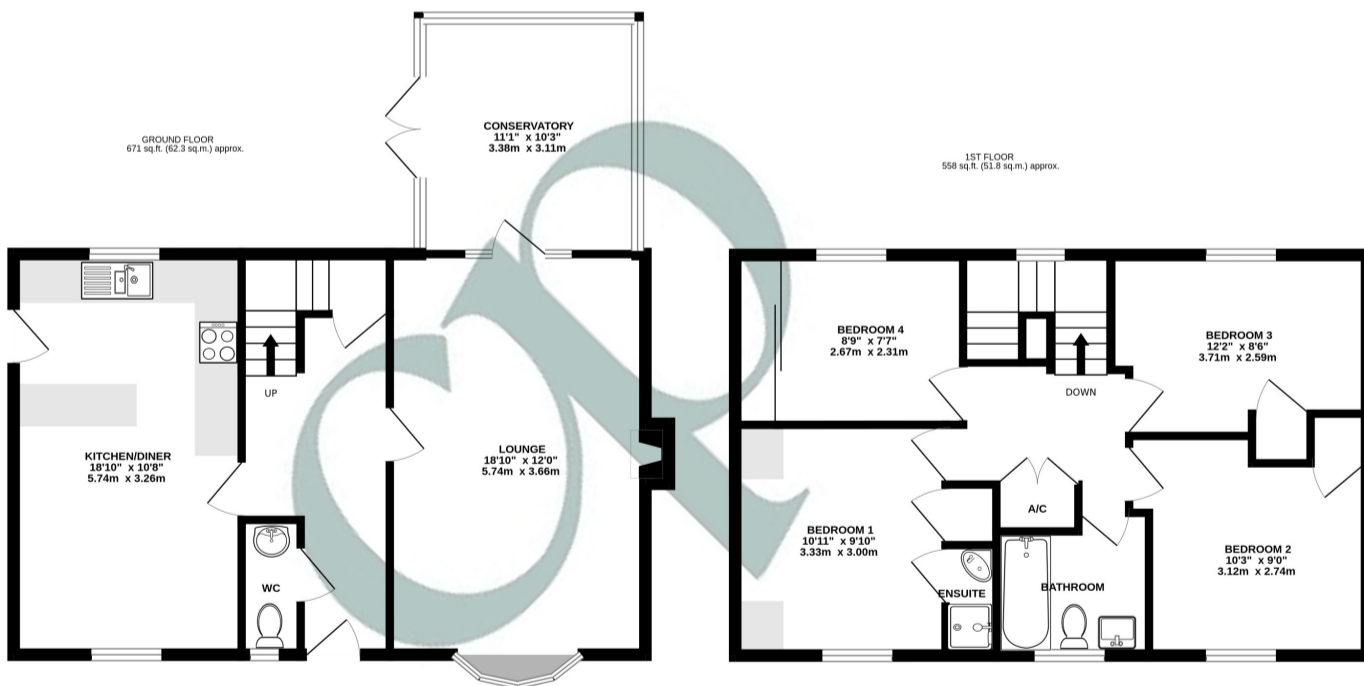
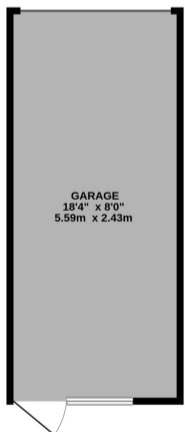




GARAGE
0 sq.ft. (0.0 sq.m.) approx.



TOTAL FLOOR AREA : 1229 sq.ft. (114.2 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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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

A perfect family home! This four bedroom detached blends comfort and practicality in the heart of Maulden, benefitting from ample off-road parking and a great sized garden, all close to local amenities and the highly regarded lower school.

- Four double bedrooms.
- Ample off-road parking.
- Village centre location, close to all local amenities.
- Highly regarded local school catchment.
- Short distance to Ampthill's town centre and scenic country walks.
- Beautiful private garden with access to the garage at the rear.

Ground Floor

Entrance Hall

Entrance door to the front, under stairs cupboard housing boiler, two radiators.

Cloakroom

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

Lounge

18' 10" x 12' 0" (5.74m x 3.66m) Gas feature fireplace, double glazed bay window to the front and double glazed window to the rear, radiator, door to:

Conservatory

11' 1" x 10' 3" (3.38m x 3.12m) French doors opening to the garden.

Kitchen/Diner

18' 10" x 10' 8" (5.74m x 3.25m) A range of base and wall mounted units with work surfacing over and peninsula, 1.5 basin stainless steel sink and drainer with mixer tap, double glazed windows to the front and rear, door for side access, radiator, integrated appliances to include; oven, induction hob and extractor, dishwasher, fridge, freezer, washing machine.



First Floor

Landing

Access to loft, airing cupboard housing hot water tank, double glazed window to the rear, radiator.

Bedroom One

10' 11" x 9' 10" (3.33m x 3.00m) Fitted wardrobes, double glazed window to the front, radiator.

Ensuite

A suite comprising of a shower cubicle and wash hand basin.

Bedroom Two

10' 3" x 9' 0" (3.12m x 2.74m) Fitted wardrobes, double glazed window to the front, radiator.

Bedroom Three

12' 2" x 8' 6" (3.71m x 2.59m) Fitted wardrobes, double glazed window to the rear, radiator.

Bedroom Four

8' 9" x 7' 7" (2.67m x 2.31m) Fitted wardrobes, double glazed window to the rear, radiator.

Bathroom

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

Outside

Rear Garden

Mainly laid to lawn with beautiful shrub borders, block paved seating area, access to garage and shed.

Garage

Single garage to the rear of the property accessible via Harrow Piece.

Parking

Block paved driveway to the front of the property providing ample off-road parking.

