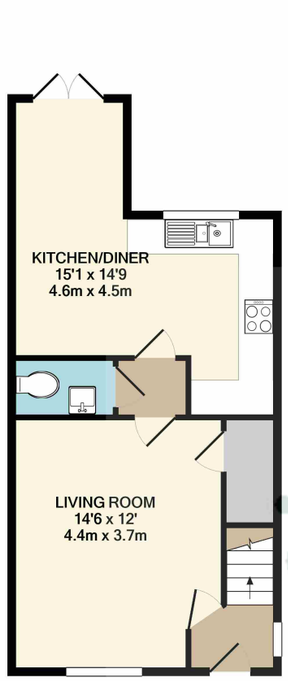
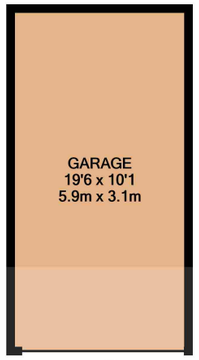
Floor Plans





GROUND FLOOR
APPROX. FLOOR
AREA 633 SQ.FT.
(58.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1336 SQ.FT. (124.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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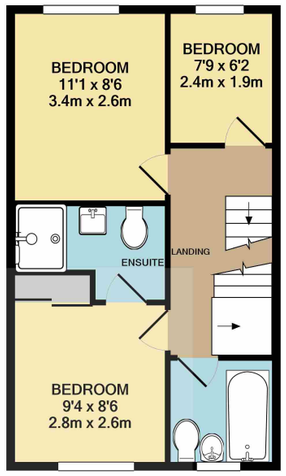
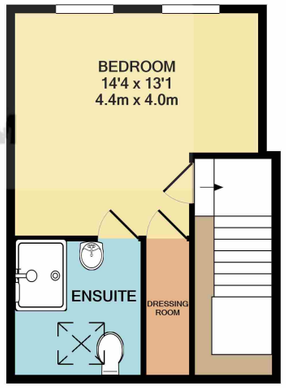
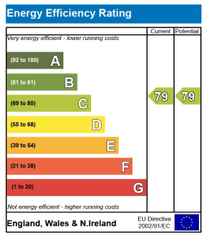
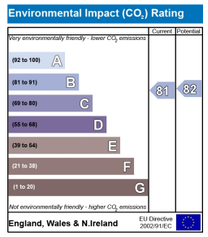


1ST FLOOR
APPROX. FLOOR
AREA 392 SQ.FT.
(36.4 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 311 SQ.FT.
(28.9 SQ.M.)





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
PART OF HUNTERS

68, Wagstaff Way

Ampthill, Bedfordshire,
MK45 2FY
£400,000

COUNTRY PROPERTIES
PART OF HUNTERS

Situated on a development of modern homes. This property has an open outlook and has been extended to provide a super ensuite master bedroom on the second floor.

- Four bedrooms of which two have ensuite shower rooms.
- Master bedroom with walk-in wardrobe and bedroom two with double wardrobe.
- Some very good nearby commuter links.
- Lounge plus kitchen/diner.
- Well regarded school catchment.
- Garage and parking plus enclosed rear garden.

Ground Floor

Entrance Hall

Entrance door to the front, stairs rising to first floor, radiator.

Cloakroom

A suite comprising of a low level WC, wash hand basin, tiling to splashbacks.

Lounge

14' 6" x 12' 0" (4.42m x 3.66m) Under stairs cupboard, wood effect flooring, double glazed window to the front with fitted shutters.

Kitchen/Diner

15' 1" x 14' 9" (4.60m x 4.50m) A modern range of base and wall mounted units with timber effect work surfaces over and matching return, 1.5 basin composite sink and drainer, tiling to splashbacks, integrated oven, gas hob with stainless steel spashbacks and extractor hood over, integrated dishwasher and fridge freezer, space for washing machine, space for dining table, French doors to the garden, radiator, double glazed window to the rear.

First Floor

Landing

Doors to all rooms.

Bedroom Two

9' 4" x 8' 6" (2.84m x 2.59m) Double built-in wardrobe, double glazed sash window to the front, radiator.

Ensuite

A suite comprising a walk-in shower cubicle, wash hand basin, low level WC, part tiled walls, heated towel rail.

Bedroom Three

11' 1" x 8' 6" (3.38m x 2.59m) Double glazed window to the rear, radiator.

Bedroom Four

7' 7" x 6' 3" (2.31m x 1.91m) Double glazed window to the rear, radiator.

Bathroom

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

Second Floor

Master Bedroom

14' 4" x 13' 1" (4.37m x 3.99m) Walk-in wardrobe, two double glazed windows to the rear with fitted shutters, two radiators, brushed gunmetal light switches.

Ensuite

A suite comprising of a walk-in shower cubicle, wash hand basin, low level WC, part tiled walls, Velux window, heated towel rail.

Outside

Rear Garden

Paved patio leads on to a shaped lawn with a timber decking area, timber fencing to sides and rear with side access.

Garage

Power and light, door to garden.

Directions

From the centre of Ampthill take Woburn Street and follow along to the end of the road. At the T junction, turn left onto the A507, follow along, straight over the first roundabout, and at the second roundabout turn into Wagstaff Way.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDOR.

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 Enservne in France. There are also rugby, football, cricket and bowls clubs.