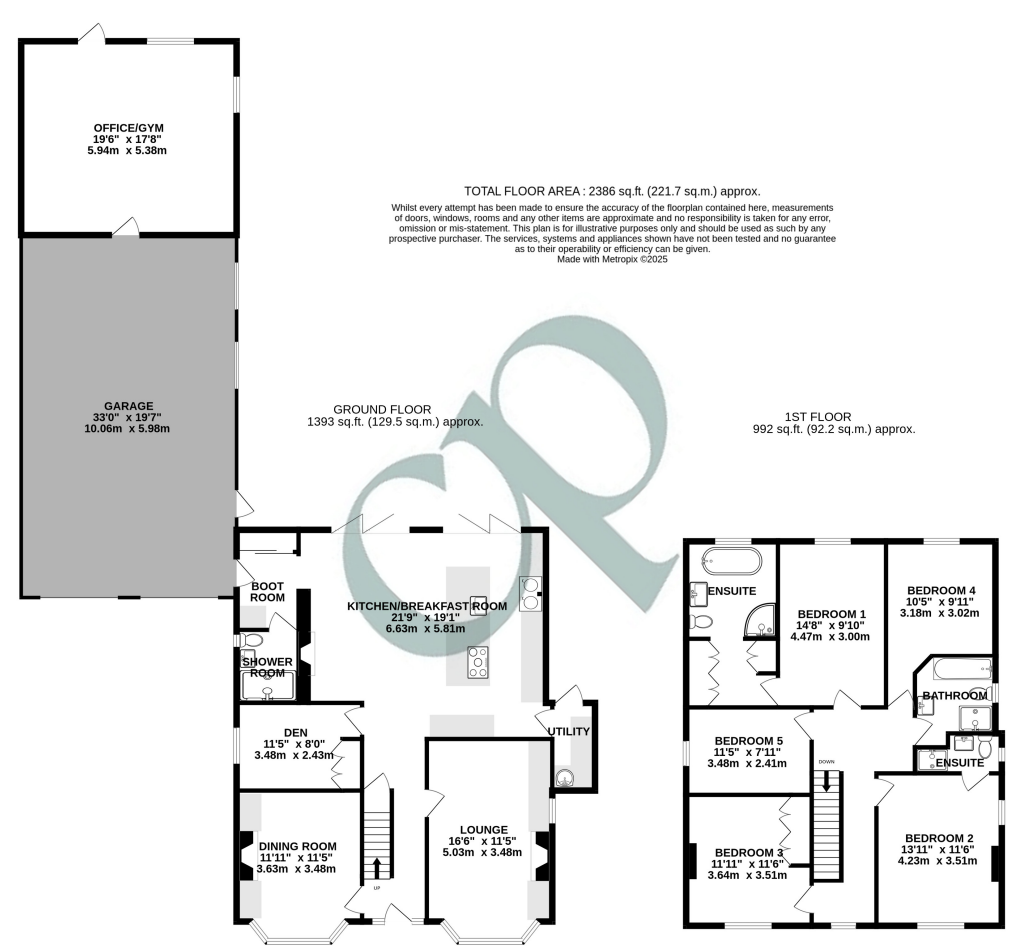




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9, Flitwick Road  
Maulden, Bedfordshire,  
MK45 2DN  
£995,000



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

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This exceptional five bedroom, four bathroom detached 1930's home in the heart of Maulden offers a captivating blend of period charm and contemporary luxury, making it perfect for families. Boasting a delightful south-facing garden, a quadruple garage and an electronically gated driveway with ample parking, it provides both comfort and convenience.

- 1930's character property with double fronted bay windows.
- Large quadruple sized 33ft long garage with two electric roller shutters and additional office/gym to the rear.
- Beautifully presented and sympathetically designed open plan kitchen/family area opening onto the garden.
- Electric gated driveway with off-road parking and potential space for more.
- 0.2 acre plot with good size front and rear south facing garden.
- Approximately 1.3 miles to Ampthill town centre and all amenities.
- 5 bedrooms and 4 bathrooms.
- Large loft with architects drawings ripe for conversion (STPP).

GROUND FLOOR

Entrance Hall

Wooden entrance door to the front with stained glass windows, under stairs cupboard, radiator.

Lounge

16' 6" x 11' 5" (5.03m x 3.48m) Feature fireplace with fitted units in reveals, double glazed bay window to the front and further window to the side, cast iron-style radiator.

Dining Room

11' 11" x 11' 5" (3.63m x 3.48m) Feature fireplace with fitted units in reveals, double glazed bay window to the front, radiator.

The Den

11' 5" x 8' 0" (3.48m x 2.44m) Double glazed window to the side, stable door, cast iron-style radiator.

Kitchen/Breakfast Room

21' 9" x 19' 1" (6.63m x 5.82m) A range of base and wall mounted units with quartz work surfaces over and breakfast bar, integrated appliances to include – Aga, split-level ovens, induction hob and extractor, microwave, wine fridge and dishwasher, space for American style fridge freezer, media wall with inset electric fireplace and space for TV, fitted wifi speakers in ceiling, two sets of bi-fold doors opening to the garden, two cast iron-style radiators, access to:

Utility

Base units with work surfaces over, stainless steel sink with mixer tap, space for washing machine and tumble dryer, hot water tank and gas boiler, door to garden.

Shower Room

A suite comprising of a walk-in shower cubicle, low level WC, wash hand basin, double glazed window to the side.



FIRST FLOOR

Landing

Access to loft, double glazed window to the front, radiator.

Bedroom One

14' 8" x 9' 10" (4.47m x 3.00m) Double glazed window to the rear with fitted shutters, cast iron-style radiator, walk-through wardrobe, loft access.

Ensuite One

A suite comprising of a freestanding bath and separate shower cubicle, low level WC, wash hand basin, back-lit mirror, heated towel rail, double glazed window to the rear with fitted shutters.

Bedroom Two

13' 11" x 11' 6" (4.24m x 3.51m) Double glazed windows to the front and side, radiator.

Ensuite Two

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

Bedroom Three

11' 11" x 11' 6" (3.63m x 3.51m) Fitted wardrobes, double glazed window to the front, radiator.

Bedroom Four

10' 5" x 9' 11" (3.17m x 3.02m) Fitted wardrobes, double glazed window to the rear with fitted shutters, radiator.

Bedroom Five

11' 5" x 7' 11" (3.48m x 2.41m) Double glazed window to the side with fitted shutters, radiator.

Bathroom

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

OUTSIDE

Front Garden

Mainly laid to lawn with flower and shrub borders. Hedging and brick walling to front.

Rear Garden

A private, hedge and tree-lined, south facing garden – mainly laid to lawn with patio seating area, rear access to one side and access to the garage and office/gym on the other side.

Office/Gym

19' 6" x 17' 8" (5.94m x 5.38m) Double glazed windows to the side and rear, door to garden, two electric radiators, access to:

Quadruple Garage

33' 0" x 19' 7" (10.06m x 5.97m) Two electric roller shutters, power and light, door to garden.

Parking

Electronically gated driveway providing ample off-road parking.

