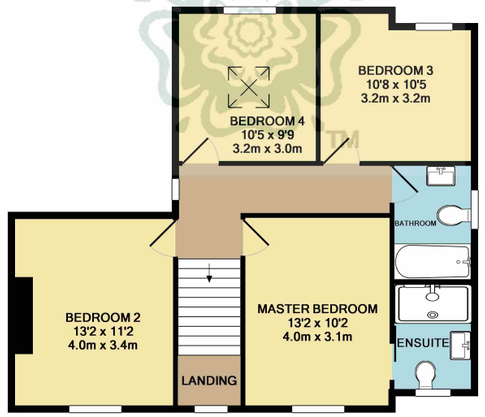
Floor Plans

GROUND FLOOR
APPROX. FLOOR
AREA 683 SQ.FT.
(63.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 680 SQ.FT.
(63.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1363 SQ.FT. (126.6 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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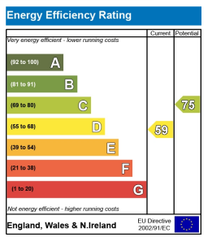

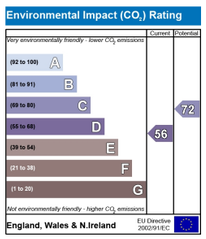

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be 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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www.country-properties.co.uk

COUNTRY PROPERTIES
PART OF HUNTERS

37, Snow Hill

Maulden, Bedfordshire,
MK45 2BP
£519,995

COUNTRY PROPERTIES
PART OF HUNTERS

A newly renovated four double bedroom property finished to a very high specification. Located in the sought after village of Maulden within close proximity to Ampthill town centre.

- 28' open plan kitchen/dining/family room.
- Off-road parking for two vehicles.
- Four double bedrooms including master with ensuite shower room.
- Close distance to the centre of Ampthill and well regarded schools.
- Planning permission approved for a garage.
- Renovated to a high spec throughout.

Ground Floor

Entrance

Timber framed storm porch with block paved path to entrance door.

Cloakroom

A suite comprising of a low level wall mounted WC, counter top wash hand basin with granite splashback return, parquet style flooring with underfloor heating, double glazed window to the front.

Lounge

13' 2" x 11' 2" (4.01m x 3.40m) Full height brick fireplace with tiled hearth, double glazed window to the front, cast iron style radiator.

Kitchen/Dining/Family Room

27' 2" x 20' 4" (8.28m x 6.20m) Kitchen/Dining Area - A range of modern base and wall mounted units with granite work surfaces over, inset butler sink with mixer taps over and incorporated drainer into work surface, built-in fridge freezer, eye level Neff oven, breakfast bar/island with granite work surfaces and electric hob with extractor hood over, wine cooler, parquet style flooring with underfloor heating, tri-fold doors plus separate double glazed door to the rear.
Family Area - Entrance door to front, stairs rising to first floor with under stairs cupboard housing hot water tank, parquet style flooring, double glazed window to the front, cast iron style radiator.

Utility Room

A range of base and wall mounted units to match the kitchen with granite work surfaces over, stainless steel sink with mixer taps over and incorporated drainer into work surface, space for appliances, combi-boiler, parquet style flooring with underfloor heating, double glazed window to the side.

First Floor

Landing

Double glazed window to the front, cast iron style radiator.

Master Bedroom

13' 2" x 10' 2" (4.01m x 3.10m) Double glazed window to the front, cast iron style radiator, sliding door into:

Ensuite

A suite comprising of a large shower cubicle with decorative ceiling to flooring tiling and a rainfall shower, low level wall mounted WC, wash hand basin, tiling to splashbacks, double glazed window to the front, heated towel rail, porcelain tiled flooring.

Bedroom Two

13' 2" x 11' 2" (4.01m x 3.40m) Double glazed window to the front, cast iron style radiator.

Bedroom Three

10' 8" x 10' 5" (3.25m x 3.17m) Double glazed window to the rear, cast iron style radiator.

Bedroom Four

10' 5" x 9' 9" (3.17m x 2.97m) Skylight, double glazed window to the rear, cast iron style radiator.

Bathroom

A suite comprising of a panelled bath with shower over and full height tiling, wall mounted low level WC, wash hand basin, tiling to splashbacks, heated towel rail, double glazed window to the rear.

Outside

Front Garden

Enclosed by a brick dwarf wall, slate shingle area with raised flower beds and borders.

Rear Garden

A turfed garden with a slate shingle pathway, composite decking to the rear of the house, timber fencing to sides and rear, picket fence and gate to:

Parking

A slate shingled driveway providing off-road parking for two vehicles with the potential and planning for a garage which can be built upon request subject to negotiation.

Directions

From Ampthill take Church Street towards Maulden and at the roundabout take the first left. Snowhill is then the second turning on the right.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDOR.

MAULDEN – This pretty village has a branch of Budgens convenience store open 7 days a week, also pubs and eateries (The George, The White Hart - a 17th Century thatched centrepiece of the village, and The Dog and Badger). It has a primary school, Maulden Lower School with after school club. Middle and Upper schools are at Ampthill. There is also a Pre-School private nursery (Tudor Court). Borders Maulden woods and Greensands walks.