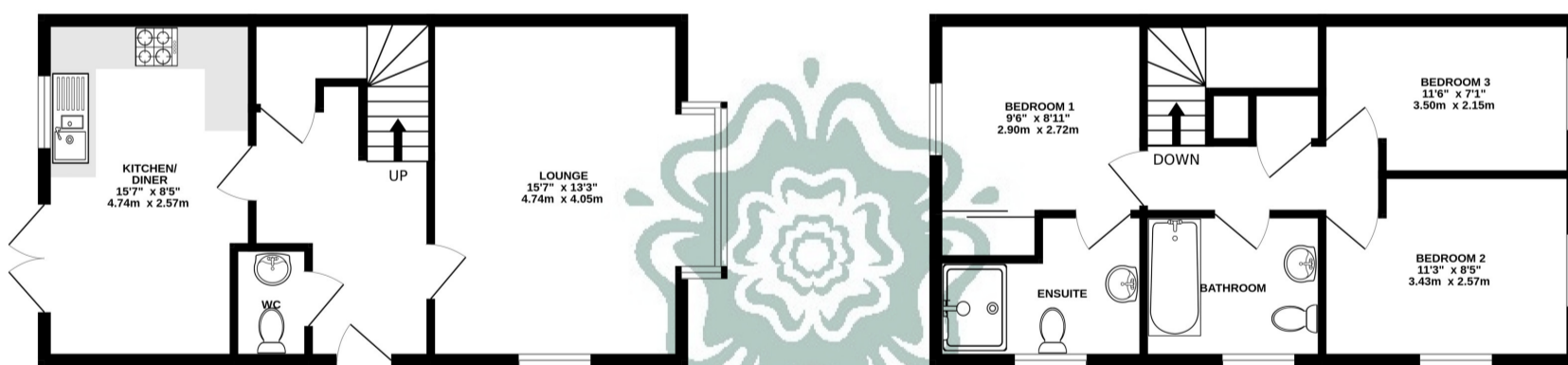




GROUND FLOOR  
467 sq.ft. (43.4 sq.m.) approx.

1ST FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 920 sq.ft. (85.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		96
(81-91)	B		84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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: amptill@country-properties.co.uk  
www.country-properties.co.uk

A well presented end-of-terrace three bedroom modern home on a popular development. There are nearby open green areas and within well regarded school catchment.

- Kitchen/Diner with French doors to the garden.
- Ensuite master bedroom with built-in wardrobes.
- Off-road parking for two cars.
- Wireless security system.
- South facing enclosed rear garden.

#### Ground Floor

##### Entrance Hall

Composite entrance door to the front, Karndean flooring, radiator.

##### Cloakroom

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

##### Lounge

15' 6" x 11' 5" (4.72m x 3.48m) Double glazed window to the front and double glazed bay window to the side, radiator.

##### Kitchen/Diner

15' 5" x 8' 3" (4.70m x 2.51m) A range of base and wall mounted units with work surfaces over, a range of integrated appliances including fridge/freezer and dishwasher, 1.5 basin composite sink and drainer, Karndean flooring, radiator, two double glazed windows to the front and side, French doors to the rear with fitted blinds.

#### First Floor

##### Landing

Access to loft, built-in cupboard.

##### Bedroom One

9' 5" x 9' 0" (2.87m x 2.74m) Double built-in wardrobes, fitted carpet, double glazed window to the side with fitted blinds, radiator.

##### Ensuite

A suite comprising of a shower cubicle, low level WC, wash hand basin, part tiled walls, heated towel rail, vinyl flooring, double glazed window to the front.

##### Bedroom Two

11' 0" x 8' 4" (3.35m x 2.54m) Double glazed windows to the front and side with fitted blinds, radiator.

##### Bedroom Three

11' 5" x 6' 10" (3.48m x 2.08m) Double glazed window to the front with fitted blinds, radiator.

##### Bathroom

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

#### Outside

##### Rear Garden

Southerly facing, mainly laid to artificial lawn, patio seating area, rear access, timber shed with power supply, outside lighting.

##### Parking

Off-road parking spaces for two vehicles.

#### Directions

From the centre of Amptill take Dunstable Street towards Flitwick, at the first mini roundabout turn left into Oliver Street, follow down to the bottom. Turn right onto Poppy Drive and Birch Grove is the second turning on the left.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDORS

#### 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.

Electric canopy is not included with the property but can be negotiated separately.

