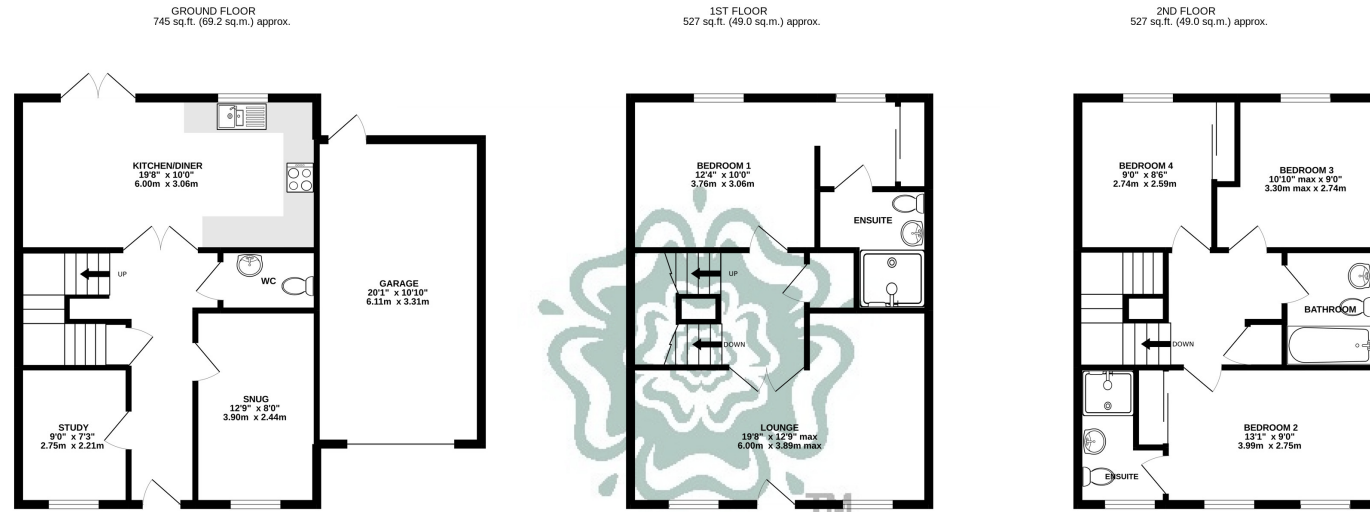


Floor Plans



TOTAL FLOOR AREA: 1799 sq.ft. (167.2 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.
 Made with Metropix ©2022



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.

12, Duck Riddy

Amphill, Bedfordshire,
 MK45 2GG
 Offers in Excess of £650,000

Viewing by appointment only

Country Properties | 1, Church Street | MK45 2PJ
 T: 01525 403033 | E: amphill@country-properties.co.uk
 www.country-properties.co.uk



This beautifully presented four double bedroom town house is an absolute must see, located in the incredibly sought after Dandara development, a stones throw away from the town centre.

- Great commuter links via M1 and Flitwick train station.
- Well regarded school catchment.
- Garage and off-road parking for 2/3 cars.
- Four bedrooms with two ensembles.
- Town centre location.
- A generous landscaped garden to the rear.

Ground Floor

Entrance Hall

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

Cloakroom

A suite comprising of a low level WC and wash hand basin.

Snug

12' 9" x 8' 0" (3.89m x 2.44m) Double glazed window to the front with internal wooden shutters, engineered oak flooring, radiator.

Office/Play Room

9' 0" x 7' 3" (2.74m x 2.21m) Large built-in storage cupboard, engineered oak flooring, double glazed window to the front with internal wooden shutters, radiator.

Kitchen/Diner

19' 8" x 10' 0" (5.99m x 3.05m) A range of base and wall mounted units with work surfaces over, 1.5 basin sink and drainer with mixer tap, split level oven, gas hob with extractor fan over, built-in fridge freezer and dishwasher, engineered oak flooring, double glazed window and French doors opening to the rear garden, radiator.

Utility

Under stairs storage/utility area with space and plumbing for washing machine and tumble dryer.

First Floor

Landing

Stairs rising to second floor, double doors into:

Lounge

19' 8" x 12' 9" (5.99m x 3.89m) Feature fireplace, two double glazed windows to the front with internal wooden shutters, engineered oak flooring, radiator.

Master Bedroom

12' 4" x 10' 0" (3.76m x 3.05m) Double glazed window to the rear with internal wooden shutters, radiator, opening into dressing area with built-in wardrobes and additional double glazed window to the rear, door to:

Master Ensuite

A suite comprising of a shower cubicle, low level WC and wash hand basin.

Second Floor

Second Landing

Access to boarded loft, airing cupboard housing hot water tank.

Bedroom Two

15' 1" x 9' 0" (4.60m x 2.74m) Built-in wardrobes, two double glazed windows to the front with internal wooden shutters, radiator, door into:

Ensuite

A suite comprising of a shower cubicle, low level WC, wash hand basin, double glazed window to the front with internal wooden shutters.

Bedroom Three

10' 10" x 9' 0" (3.30m x 2.74m) Double glazed window to the rear with internal wooden shutters, radiator.

Bedroom Four

9' 0" x 8' 6" (2.74m x 2.59m) Built-in wardrobes, double glazed window to the rear with internal wooden shutters, radiator.

Bathroom

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

Outside

Rear Garden

A generous, landscaped rear garden designed for easy maintenance with various seating areas. There are plenty of established bushes and trees.

Garage

A large single garage to the side of the property with an electric up and over door.

Parking

Off-road parking to the front/side of the property for 2/3 cars.

