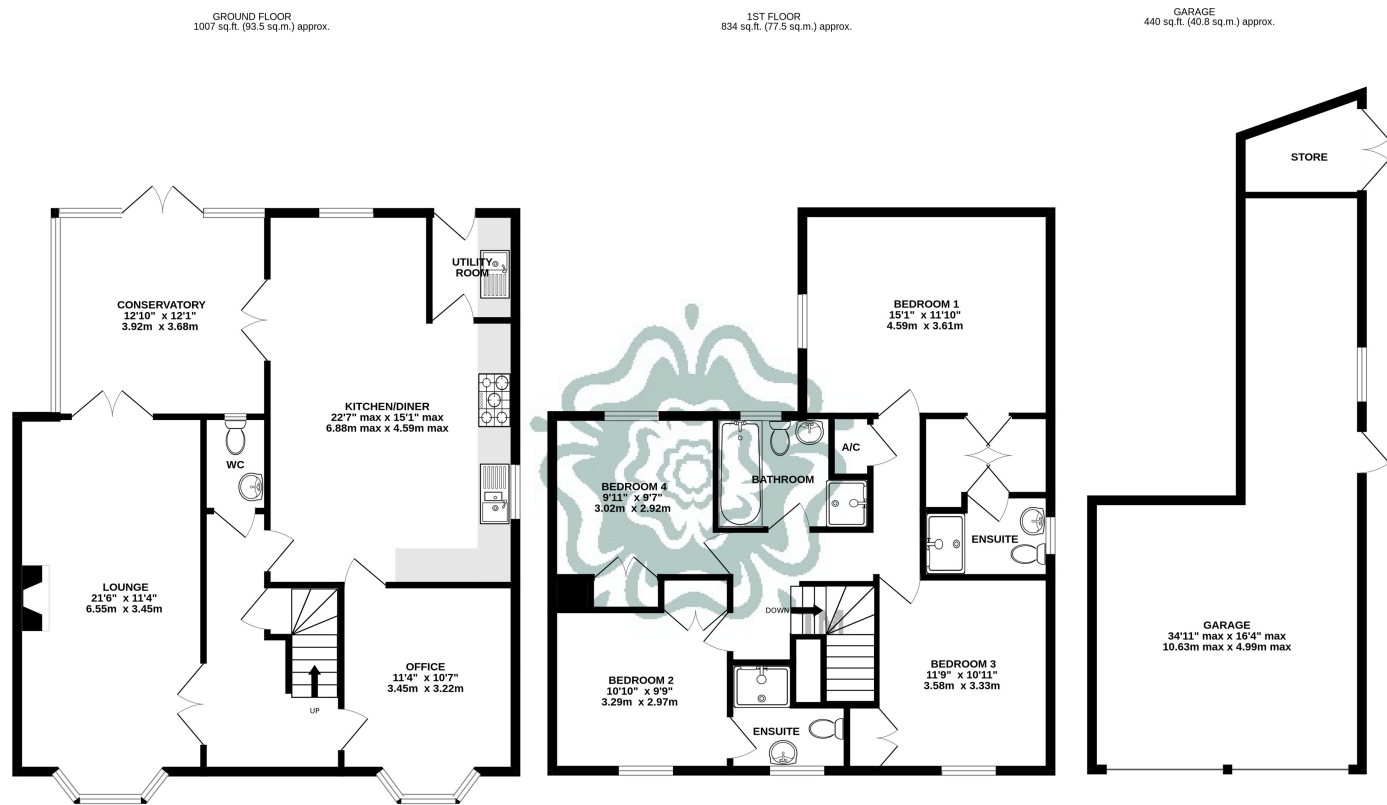


Floor Plans

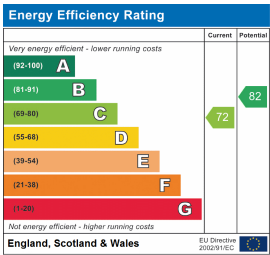


TOTAL FLOOR AREA : 2281 sq.ft. (211.9 sq.m.) approx.

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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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



137, Clophill Road

Maulden, Bedfordshire,
MK45 2UT
£770,000



A perfect example of a four bedroom family home. This detached property over 2200 square foot benefits from four double bedrooms, three bathrooms, lots of living accommodation, a large double garage and ample off-road parking - perfect for any growing family!

- Four double bedrooms and three bathrooms.
- Open plan kitchen/diner with three additional reception rooms.
- Short distance to local amenities in Clophill.
- Large double garage and ample off-road parking.
- Extra security for vehicles provided by a further driveway behind an electric roller shutter.
- Highly regarded local schools.

Ground Floor

Entrance Hall

Composite entrance door to the front, radiator.

Cloakroom

A suite comprising of a low level WC, wash hand basin, double glazed window to the rear, radiator.

Lounge

21' 6" x 11' 4" (6.55m x 3.45m) Gas feature fireplace, glazed French doors to conservatory, double glazed bay window to the front, two radiators.

Office

11' 4" x 10' 7" (3.45m x 3.23m) Double glazed bay window to the front, radiator.

Kitchen/Diner

Max. 22' 7" x 15' 1" (6.88m x 4.60m) A range of base and wall mounted units with work surfaces over, 1.5 basin stainless steel sink and drainer with mixer tap, tiling to splashbacks, integrated Range oven and gas hob with extractor over, integrated dishwasher and American style fridge freezer, double glazed windows to the side and rear, radiator.

Utility

A range of base and wall mounted units with work surfaces over, stainless steel sink and drainer with mixer tap, space for washing machine and tumble dryer, conventional gas boiler, door to garden.

Conservatory

12' 10" x 12' 1" (3.91m x 3.68m) Glazed French doors to the garden, two radiators.

First Floor

Landing

Airing cupboard housing hot water tank, radiator.

Bedroom One

15' 1" x 11' 10" (4.60m x 3.61m) Vaulted ceiling, double glazed window to the side, radiator, dressing area leading to:

Ensuite

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

Bedroom Two

10' 10" x 9' 9" (3.30m x 2.97m) Fitted wardrobes, double glazed window to the front, radiator.

Ensuite Two

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

Bedroom Three

11' 9" x 10' 11" (3.58m x 3.33m) Fitted wardrobes, double glazed window to the front, radiator.

Bedroom Four

9' 11" x 9' 7" (3.02m x 2.92m) Fitted wardrobes, access to boarded loft, double glazed window to the rear, radiator.

Bathroom

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

Outside

Rear Garden

Mainly laid to lawn with block paved patio seating area, access to garage and storage shed.

Garage

Max. 34' 11" x 16' 4" (10.64m x 4.98m) Double garage with two electric up and over doors.

Parking

Block paved driveway to the front and additional driveway to the rear via electric roller shutter.

Directions

Entering Maulden from Ampthill follow the road along through to Clophill Road, past the Dog and Badger and as the road bends to the right take the left turn.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY VENDORS.

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. There are excellent transport links with access to the M1, junction 12, (6 miles) and main-line rail services, (Flitwick Station 2.6 miles), with journey time to London St Pancras under 50 minutes. Luton Airport is just three junctions south on the M1 and around 18 miles away for travel further afield.

