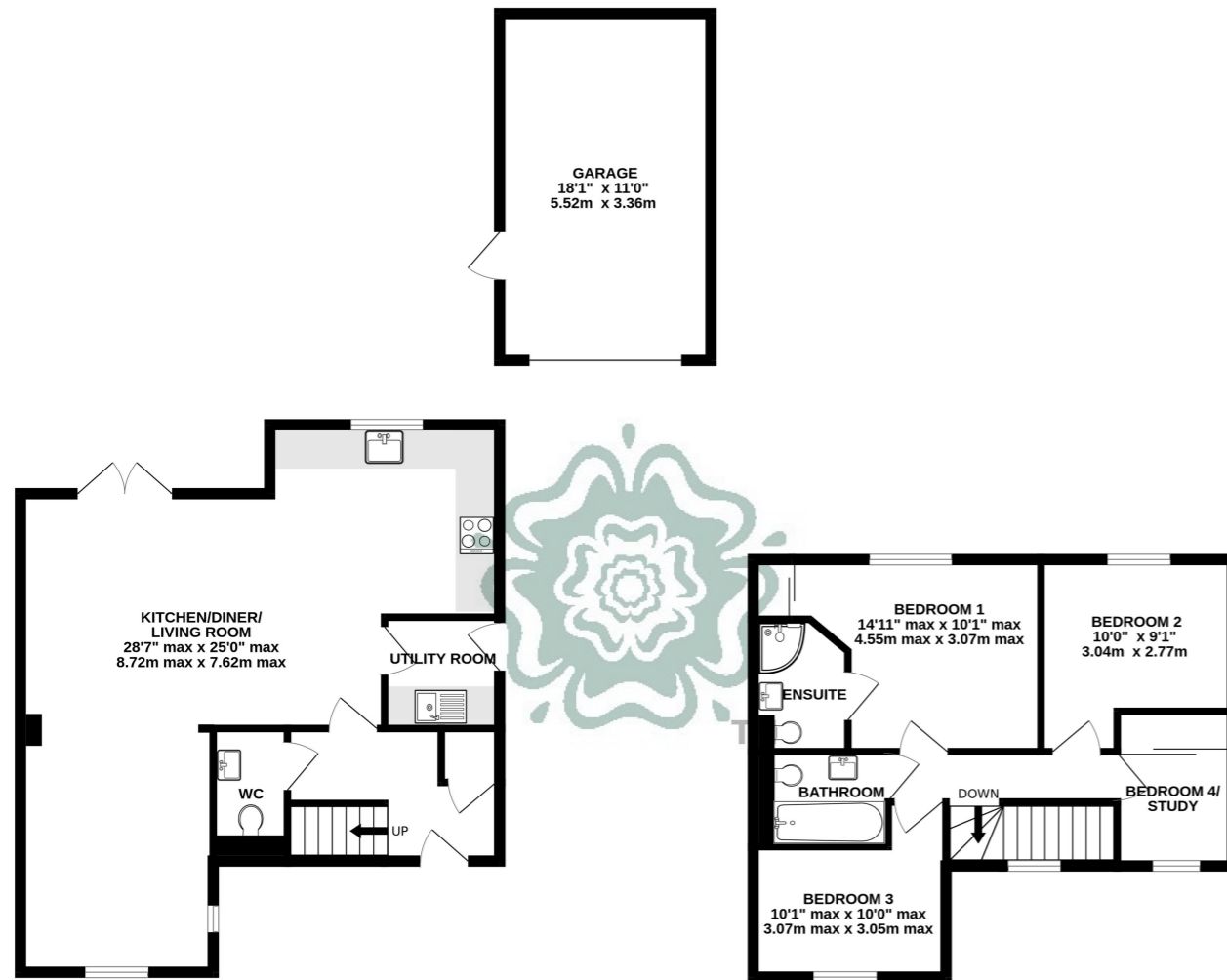


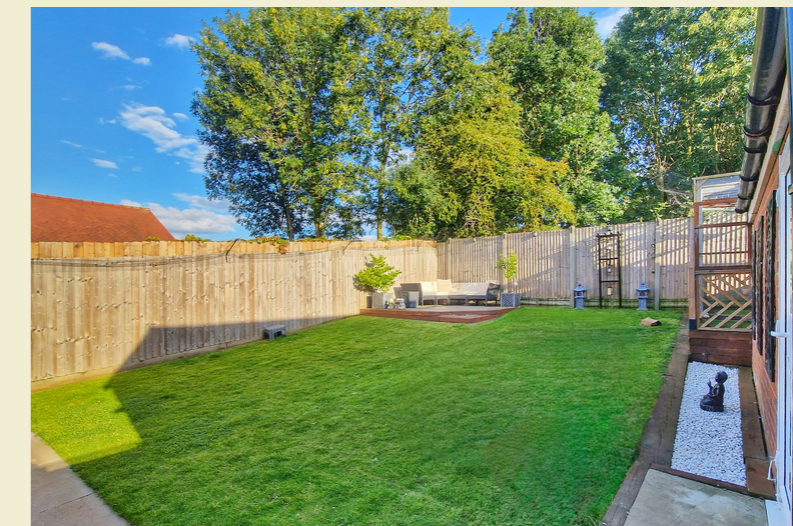
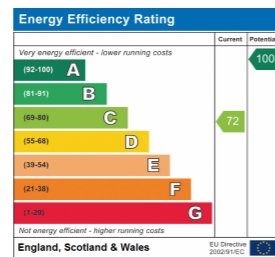
Floor Plans

GROUND FLOOR
776 sq.ft. (72.0 sq.m.) approx.

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



TOTAL FLOOR AREA : 1229 sq.ft. (114.2 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.
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7, Sandhill Close

Millbrook, Bedfordshire,

MK45 2JD

£525,000

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

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



Set in the picturesque village of Millbrook with scenic countryside views to the front and woodland to the rear, this four bedroom semi-detached home is a real must see, benefitting from off-road parking and a garage.

- Four bedrooms, three of which are doubles.
- South-facing garden backing on to woodland.
- Garage and off-road parking.
- Open-plan living accommodation.
- Central heating provided by LPG gas tanks.
- Beautiful, scenic countryside views.

Ground Floor

Entrance Hall

Entrance door to the front, stairs rising to first floor, storage cupboard, double glazed window to the front, radiator.

Cloakroom

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

Kitchen/Dining/Living Room

Max. 28' 7" x 25' 0" (8.71m x 7.62m) A range of base and wall mounted units with work surfaces over, stainless steel sink and drainer with mixer tap, built in split-level oven plus electric hob with extractor over, integrated dishwasher and fridge freezer, French doors opening to the rear garden and tri-aspect double glazed windows, 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, boiler, door to driveway.

First Floor

Landing

Access to loft, doors to:

Bedroom One

Max. 14' 11" x 10' 1" (4.55m x 3.07m) Fitted wardrobes, double glazed window to the rear, radiator.

Ensuite

A suite comprising of a shower cubicle, low level WC, wash hand basin, heated towel rail.

Bedroom Two

10' 0" x 9' 1" (3.05m x 2.77m) Double glazed window to the rear, radiator.

Bedroom Three

Max. 10' 1" x 10' 0" (3.07m x 3.05m) Double glazed window to the front, radiator.

Bedroom Four/Study

Fitted wardrobes, double glazed window to the front, radiator.

Bathroom

A suite comprising of a panelled bath with shower over, low level WC, wash hand basin, heated towel rail.

Outside

Rear Garden

South-facing garden backing on to woodland, mainly laid to lawn with patio seating area and summer house.

Garage

Door from garden, power and light.

Parking

Shingled driveway providing off-road parking.

Directions

From the centre of Amphill follow Woburn Street and at the T-junction turn right onto the A507. Take the next right hand turn into Millbrook, continue along to the end of the road and turn right. The property is then located on the right hand side.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDOR

MILLBROOK – is a small-unspoilt hamlet near Bedford. It has a population of around 150. Millbrook railway station, on the Marston Vale Line is about 2 miles from the village. Millbrook is also home to the famous Millbrook Proving Ground. The church of St Michael and All Angels in Millbrook is situated high above the village itself and dominates the greensand ridge on which it is situated for miles around. There is a path from the village and the walk into Amphill town centre is just 2.2 km.

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.

