



TOTAL FLOOR AREA: 1776 sq.ft. (165.0 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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Introducing a spacious four-bedroom detached home in Houghton Conquest, featuring generous reception areas, an attractive garden, and the convenience of a garage and ample parking.

- Four double bedrooms and two bathrooms.
- A beautiful garden for entertaining plus a garden office.
- Kitchen, utility and four further reception rooms.
- Well placed for commuter links via A421, M1 and A428 plus Flitwick and Bedford train stations.
- Integrated garage and off-road parking with EV charger.
- LPG gas central heating.

Ground Floor

Entrance Hall

Wooden entrance door, under stairs cupboard, radiator.

Cloakroom

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

Lounge

14' 9" x 12' 9" (4.50m x 3.89m) Double glazed hanging bay window to the front with fitted shutters, radiator.

Dining Room

11' 10" x 9' 9" (3.61m x 2.97m) French doors opening to the conservatory, radiator.

Study

9' 0" x 7' 2" (2.74m x 2.18m) Double glazed window to the side with fitted shutters, radiator, opening to:

Kitchen

12' 5" x 11' 7" (3.78m x 3.53m) A range of base and wall mounted units with work surfaces over, 1.5 basin stainless steel sink and drainer with mixer tap, integrated oven and gas hob with extractor over, integrated fridge freezer and dishwasher, double glazed window to the 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, door to side access, double glazed window to the rear.

Conservatory

11' 6" x 10' 11" (3.51m x 3.33m) French doors opening to the garden.



First Floor

Landing

Access to loft, airing cupboard housing hot water tank.

Bedroom One

13' 3" x 11' 8" (4.04m x 3.56m) Fitted wardrobes, double glazed window to the front with fitted shutters, radiator.

Ensuite

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

Bedroom Two

17' 11" x 8' 11" (5.46m x 2.72m) Cupboard over the stairs, double glazed window to the front with fitted shutters, radiator.

Bedroom Three

12' 1" x 11' 5" (3.68m x 3.48m) Fitted wardrobes, double glazed window to the rear, radiator.

Bedroom Four

12' 11" x 9' 1" (3.94m x 2.77m) Double glazed window to the rear, radiator.

Bathroom

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

Outside

Rear Garden

A mature rear garden, mainly laid to lawn with a composite decking BBQ area, garden office and shed, automated sprinkler system.

Garage

Integrated garage with power and light.

Parking

Driveway providing off-road parking and EV charging point.

Directions

From Ampthill head towards Bedford on B530. Turn right opposite Vision Blinds. Duck End Close is the first turning on the left hand side.

