

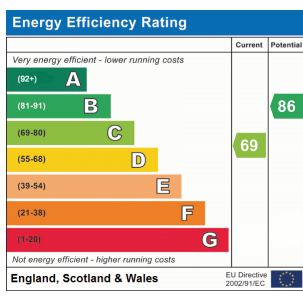
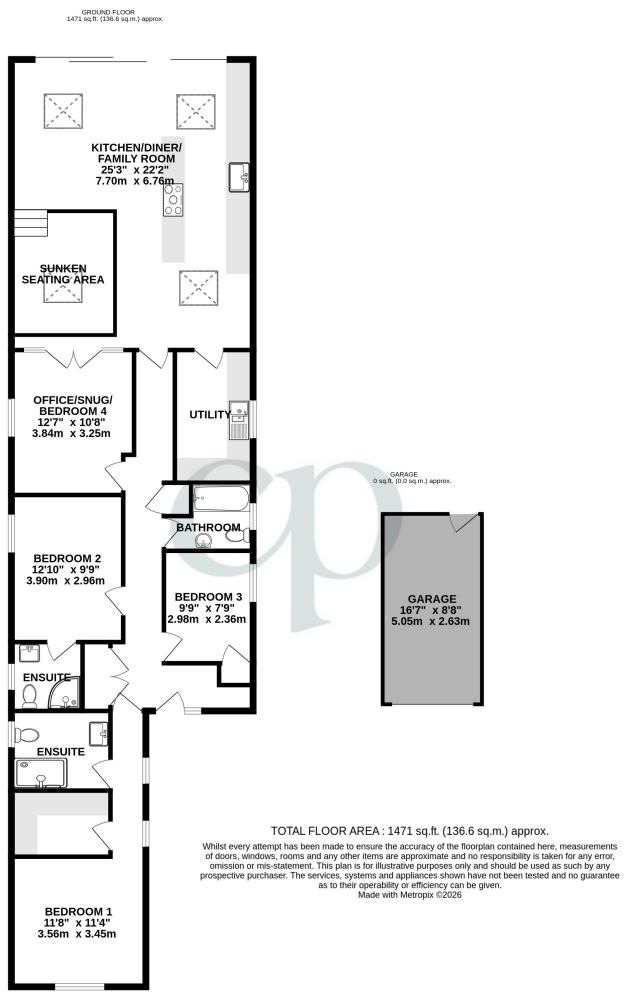


72a, Flitwick Road

MK45 2BJ
Maulden, Bedfordshire,

Offers in Excess of £700,000

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Viewing by appointment only

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A masterclass in modern architectural design, this one-off residence redefines village living. Beyond its understated exterior lies a 1,471 sq. ft. sanctuary of light and glass, featuring a bespoke kitchen with a sunken social seating area and argon-filled sliding doors. The property seamlessly connects to a 200ft west-facing garden that disappears into open Bedfordshire countryside. This isn't just a home; it's a design-led retreat for those who value quality over quantity, located just moments from the boutiques and bistros of Ampthill.

- **Designer Social Hub:** An expansive 25ft open-plan kitchen and living zone featuring a unique sunken seating area, bespoke cabinetry, and argon-filled sliding glass.
- **The Ultimate Garden Backdrop:** Set on a generous 0.23-acre plot with a 200ft mature west-facing garden that backs directly onto open, tranquil fields.
- **Architectural Versatility:** 3-4 double bedrooms and 3 luxury bathrooms designed for "future-proof" living, offering high-end comfort on a single level.
- **Exacting Specifications:** Finished to a boutique-hotel standard throughout, featuring Crittall-style internal doors, remote-operated rainfall showers, and triple-glazing.
- **Village Connectivity:** Ample off-road parking with a detached garage, perfectly positioned for quiet village life while remaining minutes from Ampthill's vibrant center.

Ground Floor

Entrance Hall

UPVC entrance door to the front, storage cupboard, double glazed window to the front, radiator.

Office/Snug/Bedroom Four

12' 7" x 10' 8" (3.84m x 3.25m) Fitted media wall, triple glazed window to the side, radiator, Crittall doors opening to:

Kitchen/Dining/Living Room

25' 3" x 22' 2" (7.70m x 6.76m) A bespoke range of base and wall mounted units with island, integrated double eye-level ovens and induction hob with extractor over as well as integrated dishwasher, fridge and freezer, sunken seating area, underfloor heating, double glazed argon filled sliding patio doors opening to the garden, four double glazed argon filled electric Skylight windows, further double glazed window to the rear, secret door opening to:

Utility

A bespoke range of base and wall mounted units with work surfaces over, ceramic sink and drainer with mixer tap, space for washing machine and tumble dryer, triple glazed window to the side, radiator.

Bedroom One

11' 8" x 11' 4" (3.56m x 3.45m) Triple glazed windows to the front and side with fitted shutters, walk-in wardrobe, radiator.



Ensuite One

A suite comprising of a shower cubicle with double rainfall shower and remote operation, low level WC, wash hand basin, heated towel rail, triple glazed window to the side.

Bedroom Two

12' 10" x 9' 9" (3.91m x 2.97m) Triple glazed window to the side, radiator.

Ensuite Two

A suite comprising of a shower cubicle with remote operation, low level WC, wash hand basin, back-lit mirror, heated towel rail, triple glazed window to the side.

Bedroom Three

9' 9" x 7' 9" (2.97m x 2.36m) Fitted wardrobes, access to loft, triple glazed window to the side, radiator.

Bathroom

A suite comprising of a panelled bath with shower over, low level WC, wash hand basin, heated towel rail, triple glazed window to the side.

Outside

Rear Garden

A large and mature over 200ft west facing rear garden, backing on to open fields, all set on a 0.23 acre plot. Mainly laid to lawn with decked seating area and a custom-made treehouse.

Parking

Detached single garage with electric roller shutter and door to side access, plus resin driveway to the front providing ample off-road parking.

NB

These are preliminary details to be approved by the vendor.

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