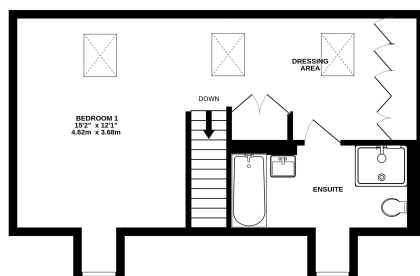
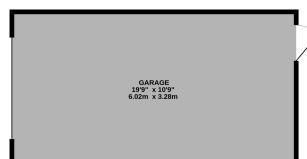




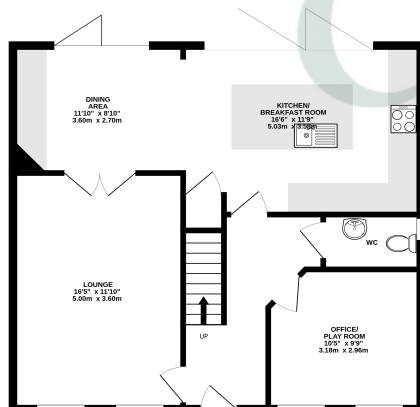
2ND FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



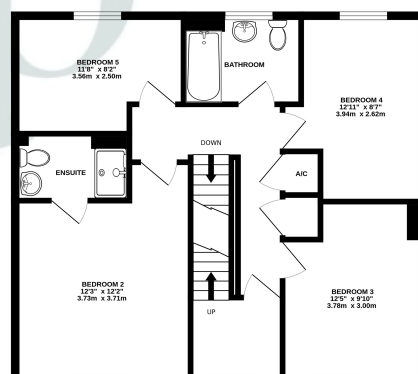
OUTSIDE  
0 sq.ft. (0.0 sq.m.) approx.



GROUND FLOOR  
713 sq.ft. (66.3 sq.m.) approx.



1ST FLOOR  
706 sq.ft. (65.8 sq.m.) approx.



TOTAL FLOOR AREA : 1861 sq.ft. (172.9 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

Viewing by appointment only

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This substantial five-bedroom detached home spanning over 1,800 sqft offers versatile living across three floors in a premier Ampthill cul-de-sac. The ground floor features three reception rooms and a spacious kitchen/breakfast room. The second floor is dedicated entirely to a luxurious master suite with a dressing area and private en-suite

- Five generous bedrooms and three bathrooms, including two en-suites.
- Includes a dedicated lounge, separate dining area, and a versatile office/playroom.
- The entire top floor serves as a private master sanctuary with a dressing area.
- Quiet cul-de-sac setting near The Firs Nature Reserve and within easy reach of top-rated Ampthill schools.
- Detached garage with off road parking and a private south westerly facing garden.

Ground Floor

Entrance Hall

Front door, understairs storage, full height radiator.

Cloakroom

Double glazed window to side, part tiling to splash back areas, wash hand basin and low level w/c, radiator.

Lounge

Two double glazed windows to front with shutters, radiator, double doors to kitchen/breakfast room.

Kitchen/Breakfast room

A range of base and wall mounted units with quartz work surfaces over, island with breakfast bar, counter sunk ceramic sink and drainer with quooker hot tap, understairs storage cupboard, integrated fridge freezer, eye level ovens, tiling to splashback areas, dishwasher, wine fridge, induction hob and extractor, bi-fold doors to garden, radiator.

Dining Area

Full height backlit units with quartz work surfaces, bi-fold doors to garden.

Office/Playroom

Two double glazed windows to front with shutters, radiator.



First Floor

Landing

Double glazed window to front, two radiators, airing cupboard housing hot water tank, storage cupboard.

Bedroom Two

Double glazed window to front, radiator.

Ensuite

Part tiling to splashback areas, towel rail, white suite comprising of wash hand basin, low level w/c and separate shower cubicle.

Bedroom Three

Double glazed window to front, radiator.

Bedroom Four

Double glazed window to rear, radiator.

Bedroom Five

Double glazed window to rear, radiator.

Bathroom

Double glazed window to rear, part tiling to splashback areas, white suite comprising of panelled bath with shower over, wash hand basin, low level w/c, radiator.

Second Floor

Bedroom One

Three skylights to rear, double glazed window to front, three radiators, dressing area and loft access.

Ensuite

Double glazed window to front, part tiling to splashback areas, white suite comprising of panelled bath with shower mixer attachment, wash hand basin, low level w/c and separate shower cubicle, full height towel rail.

Outside

Rear Garden

Westerly facing rear garden mainly laid to lawn with pergola covered patio seating area.

Single Garage

Single garage in block of two in the front of the property.

Parking

Off road parking in front of garage and additional allocated space opposite property.

NB

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY VENDOR.

