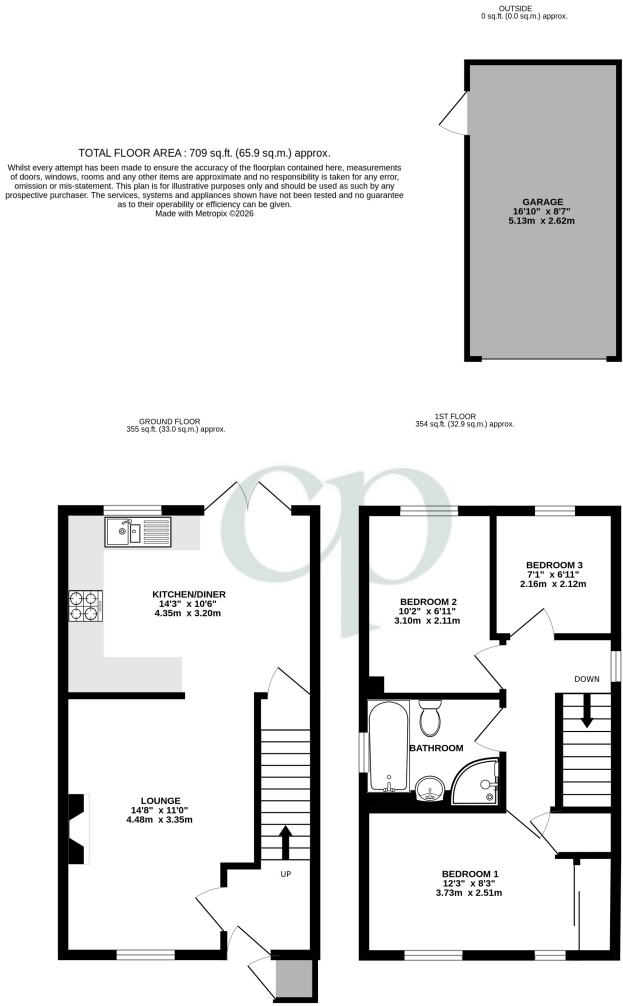


All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be 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

Country Properties | 1, Church Street | MK45 2PJ
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A well presented three bedroom detached home situated in a peaceful, sought-after cul-de-sac within walking distance of the historic town centre.

- Just a short walk to well regarded Redborne Upper School
- Two reception rooms comprising lounge & separate dining room with doors onto rear garden
- Kitchen with integral oven and hob
- Newly fitted bathroom suite with bath and separate shower
- Single garage with power and light and off road parking in front for two cars
- Landscaped low maintenance rear garden with access into the garage

GROUND FLOOR

Entrance Hall

Accessed via front entrance door. Stairs to first floor landing. Radiator.

Lounge

14' 7" x 10' 10" (4.45m x 3.30m) Feature fireplace with inset coal effect gas fire, marble surround and hearth. Double doors into kitchen/diner. Radiator. Double glazed leaded light window to front.

Dining Room

11' 3" x 7' 11" (3.43m x 2.41m) Under stairs storage cupboard. Archway to kitchen. Radiator. Double glazed patio doors onto rear garden.

Kitchen

10' 4" x 5' 9" (3.15m x 1.75m) Fitted with a range of base and wall mounted units with roll edge work surfaces over. Inset 1½ bowl stainless steel sink and drainer unit with mixer tap over. Tiled splash back areas. Built-in electric oven and gas hob with extractor hood over. Space and plumbing for washing machine and slimline dishwasher. Space for refrigerator. Karndean tile effect flooring. Double glazed leaded light window to rear.

FIRST FLOOR

Landing

Access to partially boarded loft space with ladder and light (also housing newly fitted gas fired combination boiler). Double glazed leaded light effect window to side.



Bedroom One

12' 4" x 8' 2" (3.76m x 2.49m) Two built-in wardrobes with sliding doors. Bulkhead storage cupboard. Radiator. Double glazed leaded light effect windows to front.

Bedroom Two

10' 2" x 7' 10" (3.10m x 2.39m) Radiator. Double glazed leaded light effect window to rear.

Bedroom Three

7' x 7' (2.13m x 2.13m) Radiator. Double glazed leaded light effect window to rear.

Bathroom

Newly fitted four piece suite comprising: Panelled bath, separate shower cubicle with electric shower, vanity wash hand basin and low level wc. Ceramic tiled flooring with under floor heating. Towel Rail/Radiator. Double glazed leaded light effect window to side.

OUTSIDE

Front Garden

Pathway leading to front entrance door with shingled area to side with flowers and shrubs.

Rear Garden

Landscaped, well tended rear garden. Shingled patio area. Mature, well stocked flower and shrub borders. Outside water tap. Garden shed. Gated access to the side. Personal door into garage.

Garage

Up and over door. Power and light. Eaves storage space. Off road parking in front of the garage for two cars.

Directions

From the centre of Ampthill, take Dunstable Street towards Flitwick. Take the sixth turning on the right into Tavistock Avenue and follow the road around into Parmiter Way. No. 8 is on your right hand side.

AMPTHILL - is a market town with a Georgian centre which has a weekly Charter market and monthly Farmers market. It has two Lower schools, a Middle school and Upper School all within the town. Access to M1 at junction 12 or 13 and mainline station at Flitwick with frequent service to London St Pancras International. A new Waitrose store is available for most shopping requirements.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY VENDOR.

