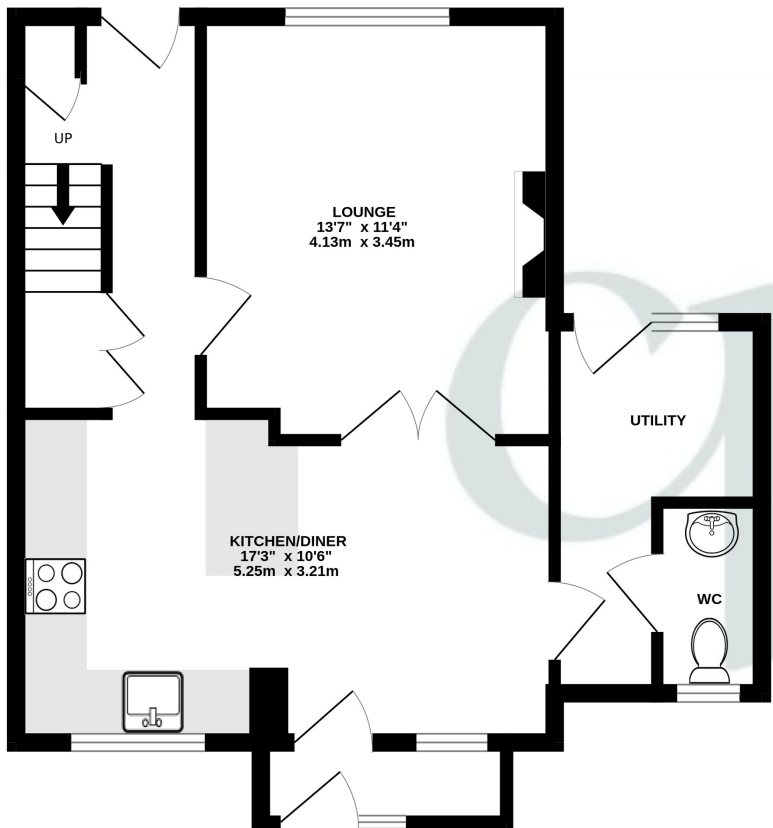
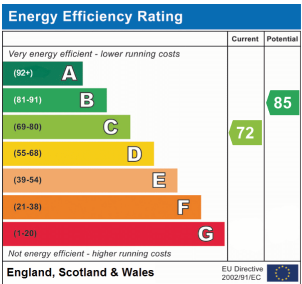
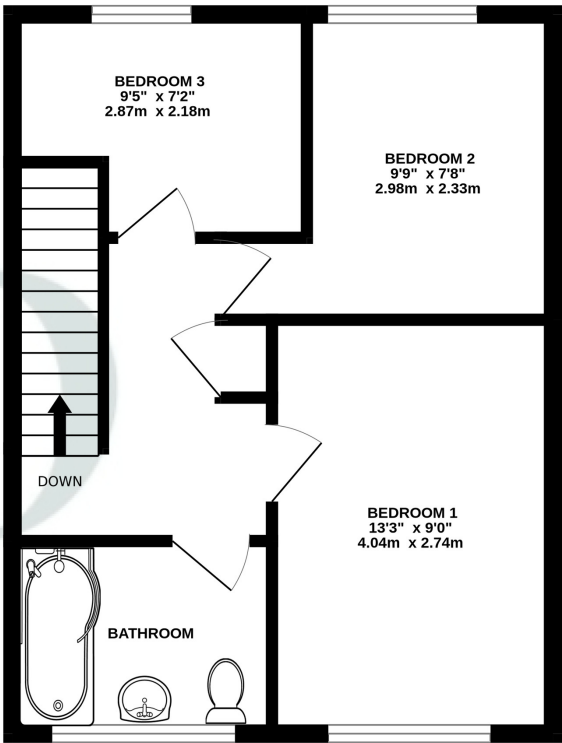




GROUND FLOOR



1ST FLOOR



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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Viewing by appointment only

Country Properties | 1, Church Street | MK45 2PJ
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Discover this beautifully presented three-bedroom home, perfectly blending modern style with functional living. The heart of the home is an impressive open-plan kitchen and dining area featuring a stylish central peninsula, ideal for entertaining. Relax in the light-filled lounge with its cozy fireplace or retreat to the sunny, private south-facing garden with a paved patio. With a separate utility room and a versatile third bedroom/office, this property offers excellent balance.

- Three Bedrooms: Comprising two double bedrooms and a versatile third room currently utilized as a home office.
- Modern Kitchen/Diner: An open-plan social hub featuring integrated appliances and a breakfast island.
- Bright Lounge: A welcoming living space with a feature fireplace and a large window overlooking the front aspect.
- Practical Facilities: Includes a dedicated ground floor utility room and a guest WC.
- Outdoor Space: Corner plot with a larger than average, well-maintained private south-facing garden including a paved patio area.
- Ample Parking: Includes a private four-car driveway.

GROUND FLOOR

Entrance Porch

Double glazed door to:

Kitchen/Diner

17' 3" x 10' 6" (5.25m x 3.21m) Range of base and wall units with work surfaces over. Island peninsula with breakfast bar. Belfast sink with mixer tap. Tiled splashbacks. Integrated fridge/freezer, induction hob with extractor over, double oven & dishwasher. Double glazed window to front.

Lounge

17' 2" x 11' 4" (5.23m x 3.45m) . Feature fireplace. Radiator. Double glazed window to rear.

Utility

11' 1" x 6' 10" (3.38m x 2.08m) Space for appliances. Double glazed door to garden. Double glazed window to rear. Access to Cloakroom.

Cloakroom

Suite of white wash hand basin and low level WC. Radiator. Double glazed window to front.



Inner Hallway

Stairs to first floor. Built in storage Cupboard. Understair cupboard. Radiator. Double glazed door to Garden.

FIRST FLOOR

Landing

Built in storage cupboard. Access to loft space. Doors to:

Bedroom One

13' 6" x 9' 1" (4.11m x 2.77m) Radiator. Double glazed window to front.

Bedroom Two

9' 8" x 7' 10" (2.95m x 2.39m) Radiator. Double glazed window to rear.

Bedroom Three

9' 5" x 6' 9" (2.87m x 2.06m) Radiator. Double glazed window to rear.

Bathroom

Suite comprising of panelled bath, Wash hand basin and Low Level WC. Tiled splashbacks. Towel Rail. Double glazed window to front.

OUTSIDE

Parking

Off road parking for 4 cars.

Front Garden

Mainly laid to lawn with tree and shrub borders.

Rear Garden

Gated access to side. Patio area. Garden shed. Laid to lawn. Mature tree borders.

Directions

From the centre of Ampthill take Dunstable Street towards Flitwick and at the first mini roundabout turn left into Oliver Street. Follow the road to the bottom and as it bends around to the right Spring Close is on the left hand side.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY VENDORS

