



Clophill Road

Maulden,
Bedfordshire, MK45 2AA
£350,000

country
properties

The standout feature of this three bedroom end-terrace home is the generous rear garden (extending to approx. 168ft in length) with desirable southerly aspect and stunning countryside backdrop. The property also benefits from no upper chain and has undergone improvement in recent years to create a stylish interior with contemporary aesthetic. The accommodation includes a living room which leads seamlessly to the modern fitted kitchen, thoughtfully designed with modern fittings and ample space for dining. There is a ground floor bathroom along with a first floor shower room, offering practical convenience for busy households. This sought after village offers a range of amenities and surrounding scenic walking routes, whilst transport links are within easy reach (A6: 1.2 miles, M1: 7 miles and Flitwick's mainline rail station: 3.6 miles). EPC: D.

GROUND FLOOR

ENTRANCE LOBBY

Accessed via front entrance door with decorative opaque double glazed leaded light effect inserts and canopy porch over. Stairs to first floor landing. Radiator. Door to:

LIVING ROOM

Double glazed window to front aspect. Contemporary style living flame effect gas fire set on hearth (with back boiler). Built-in under stairs storage cupboard. Open access to:

KITCHEN/DINING ROOM

Dual aspect via double glazed window to side and double glazed French doors to rear garden. A range of base and wall mounted units with work surface areas incorporating sink with mixer tap. Built-in oven and hob with extractor over. Space for washing machine and fridge/freezer. Radiator. Recessed spotlighting to ceiling. Open access to:

REAR LOBBY

Sliding door to:

BATHROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Bath with mixer tap/shower attachment, close coupled WC and pedestal wash hand basin with mixer tap. Wall tiling. Heated towel rail.

FIRST FLOOR

LANDING

Double glazed window to side aspect. Hatch to loft. Doors to all bedrooms and shower room.

BEDROOM 1

Double glazed window to front aspect. Radiator.

BEDROOM 2

Double glazed window to rear aspect. Radiator. Built-in airing cupboard housing water tank.

BEDROOM 3

Double glazed window to rear aspect. Radiator.



SHOWER ROOM

Opaque double glazed window to front aspect. Three piece suite comprising: Corner shower cubicle with wall mounted shower unit, close coupled WC and wash hand basin with mixer tap and storage beneath. Radiator. Extractor. Recessed spotlighting to ceiling.

OUTSIDE

FRONT GARDEN

Laid to gravel. Pathway leading to front entrance door.

REAR GARDEN

168' x 30' (51.21m x 9.14m) approx. Mainly laid to lawn. Various shrubs. Part enclosed by fencing. Two useful brick-built outbuildings with pitched, tiled roof. Delightful countryside views to rear. Right of way access.

Council Tax Band: C.





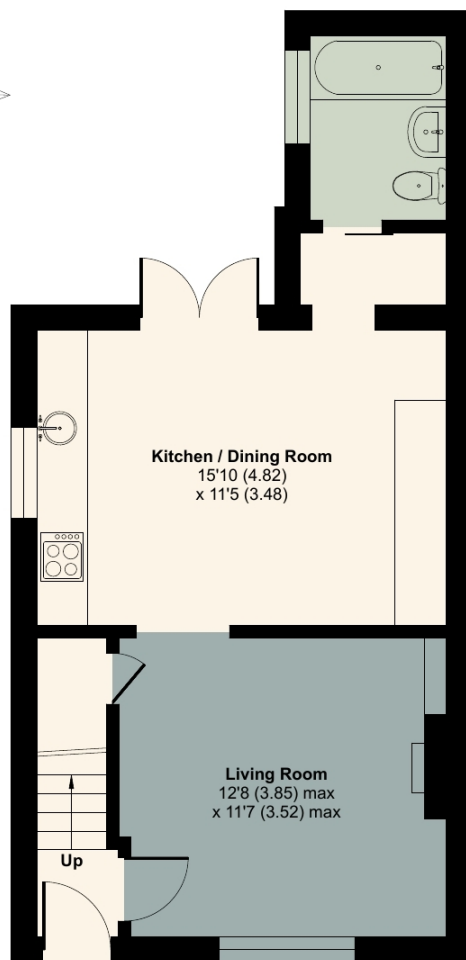
Approximate Area = 803 sq ft / 74.6 sq m

Outbuilding = 74 sq ft / 6.8 sq m

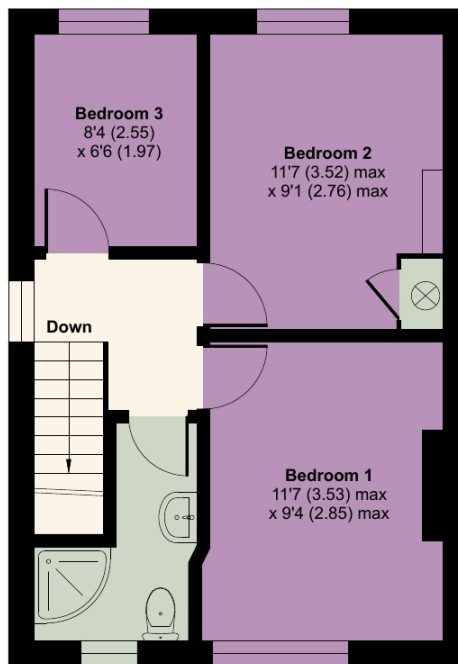
Total = 877 sq ft / 81.4 sq m

For identification only - Not to scale

Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92+)	A			
(81-91)	B			85
(69-80)	C			
(55-68)	D		61	
(39-54)	E			
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales			EU Directive 2002/91/EC	



GROUND FLOOR



FIRST FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2026. Produced for Country Properties. REF: 1457739



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

Country Properties | 3 The Russell Centre, Coniston Road | MK45 1QY

T: 01525 721000 | E: flitwick@country-properties.co.uk

www.country-properties.co.uk

country properties