



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

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Positioned within one of Ampthill’s most desirable modern enclaves, this substantial semi-detached residence on the sought-after Elder Way, exemplifies modern executive living, combining generous space with high-specification finishes and a brilliant location. Positioned in a quiet off-road just moments from Ampthill’s amazing schools and vibrant town centre, 28 Elder Way offers an enviable lifestyle for discerning families.

Ground Floor

Entrance Hall

UPVC entrance door to the front, radiator

Cloakroom

A suite comprising of a low level WC, wash hand basin, radiator.

Lounge

Double glazed window to the front and side, radiator.

Kitchen/Diner

A range of units with quartz work surfaces over and breakfast peninsula, countersunk 1.5 basin stainless steel sink and drainer with mixer tap, integrated oven and gas hob with extractor over, space for fridge freezer and dishwasher, French doors opening to the garden, two Skylight windows to the rear, double glazed windows to the side and rear, two radiators.

Utility

A range of units with quartz work surfaces over, stainless steel sink and drainer with mixer tap, space and plumbing for washing machine, under stairs cupboard, gas boiler, double glazed window to the side, radiator.

First Floor

Landing

Airing cupboard housing hot water tank, double glazed window to the side.

Bedroom One

Double glazed window to the rear, radiator.

Ensuite

A suite comprising of a shower cubicle with Aqualisa shower, low level WC, wash hand basin, radiator.

Bedroom Two

Double glazed window to the front, radiator.



Bedroom Three

Double glazed window to the front, radiator.

Bathroom

A suite comprising of a panelled bath with shower over, low level WC, wash hand basin, double glazed window to the rear, radiator.

Outside

Rear Garden

A private rear garden with shrub and flower borders, patio seating area and door to the garage.

Garage

Detached single garage with up and over door, part converted to create additional office space.

Parking

Driveway providing off-road parking for three cars.

NB

It is becoming increasingly likely that modern developments have a management company responsible for communal areas such as play areas and opens greens, therefore this will usually incur management fees.

These are preliminary details to be approved by the vendor.

