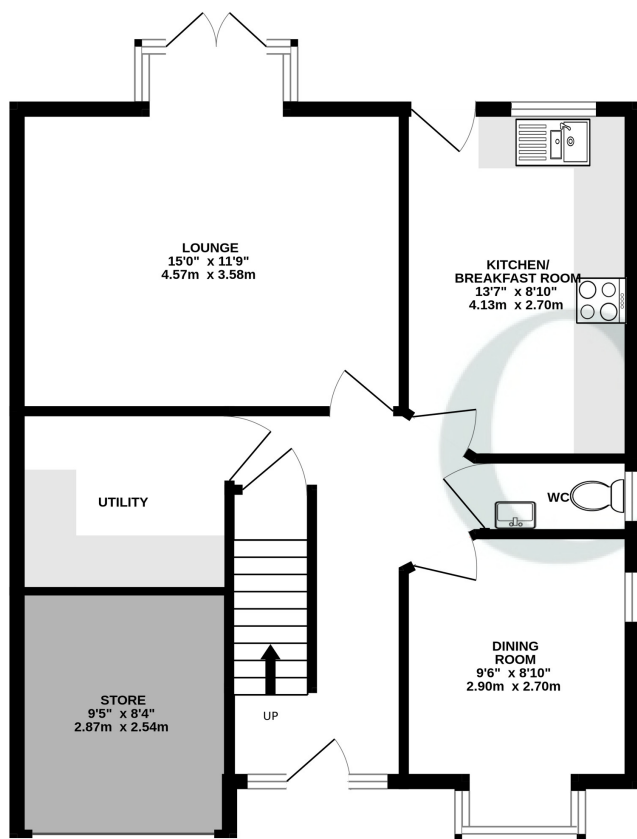
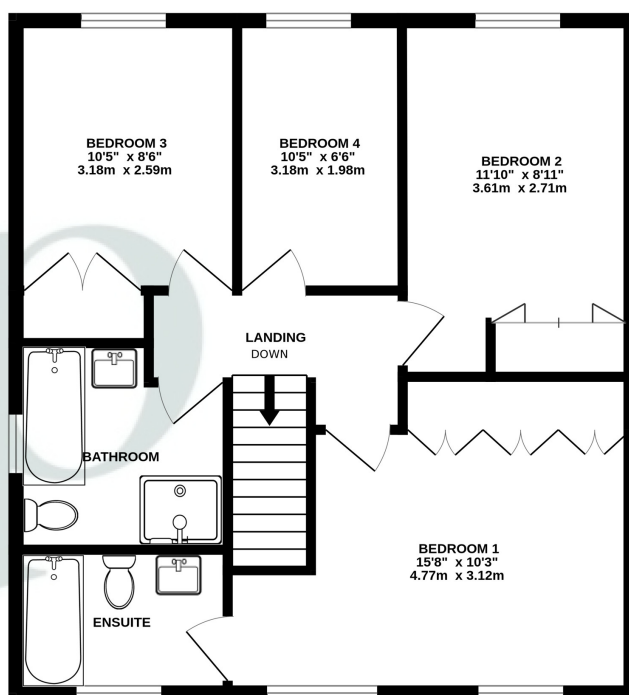




GROUND FLOOR
585 sq.ft. (54.3 sq.m.) approx.



1ST FLOOR
622 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA : 1207 sq.ft. (112.1 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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Viewing by appointment only

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Situated in a highly regarded Ampthill cul-de-sac, this detached four-bedroom family home offers a practical, well-balanced layout spans over 1,200 sq. ft. The ground floor features a spacious lounge with direct garden access, a separate bay-fronted dining room, and a modern kitchen-breakfast room. Complete with a principal en-suite, driveway parking, and a garage store, it offers excellent long-term family living.

- Substantial Living Layout: Over 1,200 sq. ft. of versatile footprint, including a partial garage conversion creating a dedicated utility and remaining store room.
- Dual Reception Rooms: Features a formal dining room with a feature bay window as well as a rear-aspect lounge that opens directly to the patio.
- Four Family Bedrooms: A generous layout comprising a principal bedroom with wardrobes, a well-proportioned second double again with wardrobes, and adaptable children's rooms.
- Generous Rear Garden: A private, enclosed outdoor space featuring a paved patio area, a central lawn, storage shedding, and a detached timber summerhouse.
- Prime Plot & Position: Excellent kerb appeal with a block-pavior driveway providing ample off-road parking within a quiet, established residential turning.
- Excellent Local Schooling: The property is ideally positioned within the catchment area for highly regarded local schools, including the popular Russell Lower School just a short walk away.

Ground Floor

Entrance Hall

Entrance door to front, stairs rising to first floor, under stairs cupboard, radiator.

Cloakroom

A white suite comprising of a low level WC, wash hand basin, tiling to splashbacks, heated towel rail, double glazed window to side.

Lounge

Real flame Gazco fire, double glazed bay window and French doors to the rear garden, radiator.

Dining Room

Double glazed bay window to front, double glazed window to side, radiator.

Kitchen/Breakfast Room

A range of base and wall mounted units with granite work surfaces over, 1.5 basin stainless steel sink and drainer with mixer tap, integrated dishwasher and fridge, double oven with ceramic hob and extractor hood over, breakfast bar, heated towel rail, double glazed window and door to the rear garden.



Utility Room

Base and wall mounted units with work surfaces over, space for appliances.

First Floor

Bedroom One

Two double built-in wardrobes, two double glazed windows to front, radiator.

Ensuite

A suite comprising of a tiled bath, low level WC, wash hand basin, heated towel rail, double glazed window to front.

Bedroom Two

Double built-in wardrobes, double glazed window to rear, radiator.

Bedroom Three

Built-in cupboard, double glazed window to rear, radiator.

Bedroom Four

Double glazed window to rear, radiator.

Bathroom

A suite comprising of a tiled bath, separate shower cubicle, wash hand basin, low level WC, heated towel rail, double glazed window to side.

Outside

Rear Garden

Mainly laid to lawn, patio seating areas, established shrubs, bush beds and borders, fully enclosed, Timber Garden House with lighting and electric, side access.

Front Garden

Bedding plants and shrubs.

Garage/Store

Up and over door, part converted with remainder providing storage.

Parking

Driveway offering off road parking for two vehicles.

NB

These are preliminary details to be approved by the vendor.

All descriptions, images and marketing materials are for general guidance only and highlight the lifestyle and features a property may offer. They do not form part of any contract or warranty. Whilst every effort is made to ensure accuracy, neither Country Properties. nor the seller accepts responsibility for any errors. Buyers should verify all details through their own inspections, searches and legal advisers before proceeding. We are legally required to conduct anti-money laundering checks on all buyers and sellers.

