

Neotsbury Road, Ampthill, **Bedfordshire, MK45 2SU**
£1,495 per month (Unfurnished)

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Neotsbury Road, Ampthill, Bedfordshire, MK45 2SU

This immaculate two bedroom period home occupies a delightful position within the historic Georgian market town of Ampthill and provides a wealth of well proportioned, stylish internal accommodation finished to an exceptionally high standard throughout, complemented by a generous rear garden.

Approach to the home is via an attractive courtyard frontage, whilst a gravelled parking area sits to one side. Once inside you're immediately greeted by the principal reception room, the living room, which has been decorated in stylish neutral tones and hues, with an imposing feature fireplace creating an attractive focal point.

Beyond here is the dining area which comfortably accommodates a table and chairs, creating a real family/sociable space, whilst a staircase to one side rises to the first floor accommodation. Completing this level is the kitchen which has been fitted with a comprehensive range of floor and wall mounted units with complementary work surfaces over. Several integrated appliances have been cleverly woven into the design, whilst space has been afforded for additional free standing goods. A window overlooks the rear elevation, flooding the room with an abundance of natural daylight.

Moving upstairs, the first floor landing gives way to all the accommodation on this level, the master bedroom of which nestles to the front elevation and benefits from an attractive papered statement wall, in addition to an extensive run of built in wardrobes providing useful storage capacity. The second bedroom sits to the rear and commands impressive dimensions, in this case 11'1" by 9'1", making for flexible furniture placement.

They are both served by a beautifully refitted bathroom which incorporates a panelled bath with shower unit and glass screen positioned over, low level wc and wash hand basin. Contemporary tiling adorns the splashback areas, whilst a heated towel rail and obscure window complete the look.

Externally, the rear garden is particularly generous and has been thoughtfully arranged with a paved patio area immediately outside the property, providing the perfect space for relaxing or entertaining. Beyond here the remainder has been laid predominately to lawn, whilst steps lead up to a secondary seating area positioned to the far end, offering a further spot in which to sit, relax and unwind. Timber fencing encloses the boundary and completes the arrangement.

Please note that occupation is available from early January 2027 (subject to completion of the necessary referencing checks).

Within close proximity is access to Ampthill town centre and its extensive amenities, Waitrose store, parks and high street shops. The area is renowned for its autonomous schooling for all age groups, with 'Russell Lower', 'Firs Lower', 'Alameda' and 'Redborne' just a short walk away. There is also a local pick-up point for the Bedford Harpur trust private schools for both boys and girls. Links into London are from Flitwick station with a frequent service into St Pancras which takes as little as 40 minutes, major road links are from J13, M1 which is less than 15 minutes from the property.

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Local Authority - Central Bedfordshire Council

Council Tax Band - B

At a Glance:

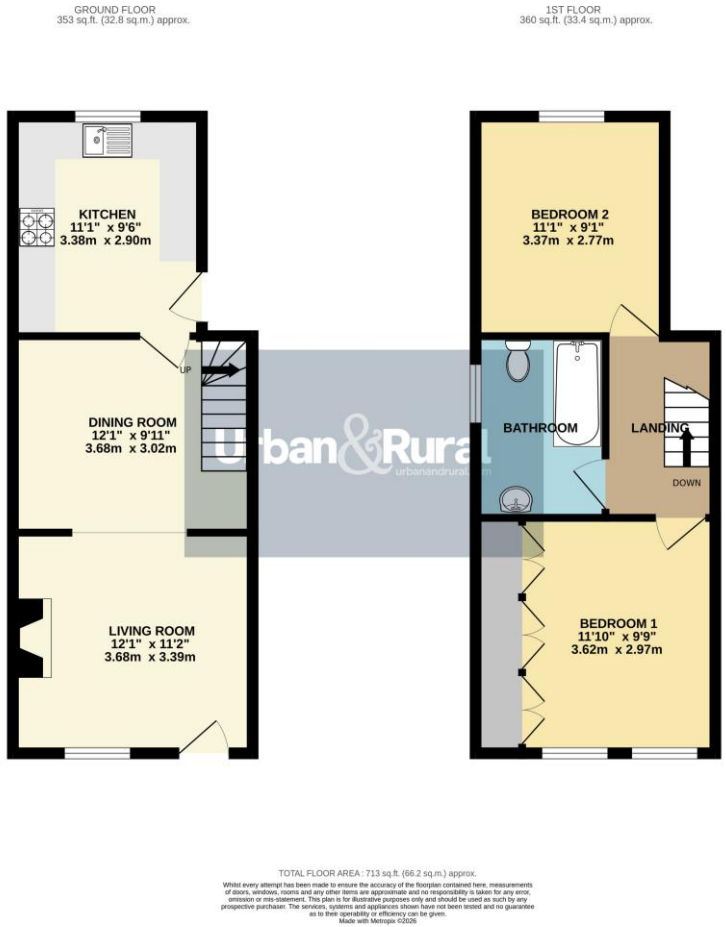
- Superb two bedroom period cottage offering sleek, stylish internal accommodation
- Useful off road parking space
- Contemporary refitted kitchen with various integrated appliances
- Immaculately decorated living room leading through to a separate dining area
- Good sized master bedroom with built in wardrobes
- Double second bedroom overlooking the garden
- Stylishly refitted first floor bathroom
- Generous rear garden







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Urban & Rural (Ampthill)
Tel:01525 405999
Email:ampthill@urbanandrural.com
Web: https//ampthill.urbanandrural.com/

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