



ORCHARDS

ALAMEDA ROAD
AMPTHILL



Welcome to Nips Pump Cottage. This isn't just any cottage, instead it is an opportunity to purchase a sympathetically extended and modernised three bedroom detached cottage with double garage, generous garden and stunning views, all within a stones throw of Ampthill town centre.

Arriving at the property there is ample parking provided by the driveway leading to the double garage.

Stepping through the entrance hall and heading into the large dining room which opens up in to the sitting room thanks to a double sided inglenook fireplace.

Both rooms have such character, with exposed beams and brick, leaded windows, ledge and brace doors and machined oak flooring.

Overlooking the tree lined Alameda walk, natural light floods these rooms owing to the number of front facing windows.,

Quick Fact - Nips Pump cottage used to be two cottages (numbers 11 and 13) but were joined together to make one big cottage and has been Grade II listed since 1972.

Beyond the dining room and sitting room there is a large eat in kitchen which the current owners renovated in its entirety. A country style kitchen finished with light painted base units, with black granite worktops and upstands, line the kitchen providing ample worktop and storage space, with range master cooker centrally located and characterful butler sink. Skylights and ceiling spot lights created a beautiful light and airy space and the french oak floors continue the high standard of finish.

Off to the right hand side of the kitchen there is a large wooden conservatory/sun room with patio doors leading to the garden.

To the rear of the kitchen there is a utility cupboard (also housing the boiler) and the family bathroom.

The bathroom is finished with a period four piece suite including freestanding bath, built in storage, and is panelled mid height all the way round, offering more charming characteristics of this wonderful cottage. A vaulted ceiling adds to the tremendous sense of space to this already large room.

The family room is also situated to the rear of the kitchen and equally offers a vaulted ceiling, along with French doors leading out to the garden and access in to the double garage.

A staircase from the dining room leads up to the master bedroom which benefits from a generous amount of built in storage, and an en-suite.

Double doors lead from the master bedroom in to the second bedroom, alternatively a secondary set of stairs from the sitting room take you up in to bedroom three, which leads on to bedroom two.

To the rear there is a generous sized garden which offers complete privacy.

11 ALAMEDA ROAD
AMPTHILL
BEDFORDSHIRE
MK45 2LH







- THREE BEDROOMS
- DOUBLE GARAGE
- OUTSTANDING FINISH
- CENTRAL LOCATION
- LARGE PLOT







Ground Floor

Approx. 132.4 sq. metres (1424.8 sq. feet)



First Floor

Approx. 45.8 sq. metres (493.3 sq. feet)



Total area: approx. 178.2 sq. metres (1918.0 sq. feet)