



29 Poppy Drive, Ampthill, Bedfordshire, MK45 2AT
£1,850



PRG
PROPERTY

- Exclusive to PR Property Lettings
- En Suite Shower Room
- Guest WC
- Private Rear Garden

- AVAILABLE JUNE 2024
- Fully integrated Kitchen
- Oversized Garage

- 3 Double Bedrooms
- Utility Area
- Ample on Drive parking

**** Exclusive to PR Property Lettings **** Available JUNE 2024 is this impressive home which offers spacious and modern living. On the ground floor is living room, fully integrated kitchen / dining room, utility area, guest wc, on the first floor is a 2 double bedrooms and large family bathroom. On the second floor is the principle bedroom, dressing area and en suite shower room. Outside you have a private rear garden, oversized garage and ample on drive parking.

ENTRANCE HALL

LIVING ROOM 13'10" X 12'0" (4.21M X 3.65M)

KITCHEN/DINING ROOM 12'7" X 12'0" (3.84M X 3.65M)

UTILITY AREA 6'10" X 3'5" (2.08M X 1.05M)

WC

FIRST FLOOR

Storage cupboard.

BEDROOM 2 14'7" X 8'9" (4.44M X 2.66M)

BEDROOM 3 11'11" X 8'9" (3.62M X 2.66M)

FAMILY BATHROOM

SECOND FLOOR

BEDROOM 1 12'4" X 11'10" (3.75M X 3.60M)

EN-SUITE SHOWER ROOM

DRESSING AREA 2'11" X 7'4" (0.89M X 2.24M)

OUTSIDE

REAR GARDEN

OVERSIZED GARAGE

AMPLE ON DRIVE PARKING



Total area: approx. 106.8 sq. metres (1150.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			95
(92 plus) A		85	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	