



Connells

Yarrow Place
Amphill Bedford



Property Description

Set aside from neighbouring properties, in a quiet cul-de-sac within the highly sought-after location of Amphill with its range of schools, nurseries, amenities & pubs, is this exquisite 4 bedroom detached family home.

Its spacious, light, open-plan kitchen & dining area flows seamlessly into a private rear garden via French doors, offering a perfect setting for hosting as well as casual dining. The kitchen features contemporary quartz surfaces throughout, as well as integrated appliances & kitchen units with ample storage. A cosy & tastefully decorated ground floor lounge with bay window offers further relaxation space. The ground floor is completed by a convenient utility room and WC.

The property also features 4 generous bedrooms, with 2 benefitting from en-suites, in addition to a large family bathroom - with all bathrooms fitted with floor to ceiling tiling & modern suites. Master & guest bedrooms incorporate fitted wardrobes for storage. The enclosed, private rear garden is presented with lawn & patio area. The extended single garage with driveway offers ample off-road parking for multiple vehicles.

The town of Amphill, though itself positioned along the quiet & picturesque Greensand Way, offers excellent connectivity: with easy access to the M1, A6 & A1. The nearest railway station in neighbouring Flitwick offers London connections via Thameslink, reaching St. Pancras in just over 40 minutes. Excellently placed for London Heathrow, Luton & Stansted airports.

Entrance / Hallway

Door to front, hallway leading to ground floor rooms, built in storage room, radiator, stairs to first floor.

Cloakroom

Window to front aspect, low level wc. hand wash basin.

Living Room

17' 1" x 11' 1" (5.21m x 3.38m)

Bay window to front aspect, radiator, tv point.

Kitchen / Diner

13' 10" x 20' 3" (4.22m x 6.17m)

Wall to base sleek fitted units, easy clean quartz surfaces, sink, integrated oven, integrated dishwasher, electric hob with extractor hood over, integrated fridge freezer. Window to rear aspect. French doors opening to the rear garden. Space for family dining table and furnishings.

Utility Room

Fitted cabinets and extractor fan.

First Floor

Landing

Bedroom 2

10' 3" x 12' 5" (3.12m x 3.78m)

Built in wardrobe, window to rear aspect, radiator,

En Suite

Window to rear aspect, double width shower cubicle, low level wc, hand wash basin, chrome heated towel rail.

Bedroom 3

10' 10" x 10' 8" (3.30m x 3.25m)

Window to front aspect, radiator.

Bedroom 4

8' 2" x 9' 7" (2.49m x 2.92m)

Window to front aspect, radiator.

Family Bathroom

Window to side aspect, panelled bath, low level wc, hand wash basin, large shower cubicle, chrome heated towel rail, tiling.

Second Floor

Landing

With built in storage cupboard.

Bedroom 1

15' 11" x 10' 6" (4.85m x 3.20m)

Dormer window to front aspect, built in wardrobes, door to en suite, storage room, access to loft space.

En-Suite

Sky light window, low level wc, hand wash basin, shower cubicle, heated chrome towel rail, tiling.

Outside

Garage

Extended length single garage.

Front Garden

Paved pathway leading to front door, neat garden area with hedges either side. Driveway to the side of the property, leading to the garage.

Rear Garden

Well maintained rear garden, mostly laid to lawn with a paved patio area, shingled border with space for potted plants, side gate access, brick wall and wooden fencing surround.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold

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