



Connells

Falldor Way
Amphill Bedford



Property Description

Connells are delighted to present this four bedroom detached family home situated in the Amphill Heights development, this property is within walking distance to local schooling and all local amenities. As you enter the property there is a large entrance hall with cloakroom and WC, study, large living room with French doors onto the patio, separate fitted utility room off the kitchen with wall and base units. The 21ft kitchen/diner is perfect for the family to relax and entertain with fitted wall and base units, integral fridge freezer, dish washer, oven hob and extractor and sink with drainer.

First floor comprises of four good sized bedrooms and family bathroom, the master also features an en-suite shower room and fitted wardrobes.

Externally the property has a fully insulated outside office with electrics and lighting. Fully enclosed garden which is mainly laid to lawn with patio seating areas, garage to the side with driveway for several 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

Door to front, spacious hallway with radiator and doors to ground floor rooms, stairs rising

to first floor.

Cloak Room

Low level wc, hand wash basin, radiator.

Kitchen

22' 2" x 14' 7" (6.76m x 4.45m)

Sleek wall to base fitted units, easy clean work surfaces, stainless steel sink with drainer, integrated oven with hob and extractor hood above, plumbing for dishwasher, integrated fridge freezer, space for dining table radiator, double glazed window to front aspect , double glazed French doors to rear garden,

Utility Room

Door to rear garden, fitted units, stainless steel sink with drainer, plumbing for washing machine, central heating boiler.

Living Room

16' 5" x 10' 8" (5.00m x 3.25m)

Double glazed window to rear aspect, French patio doors to side aspect leading to garden, radiator, tv point.

First Floor

Landing

Loft access. doors to bedrooms and bathroom, airing cupboard.

Bedroom 1

12' 8" x 10' 5" (3.86m x 3.17m)

Double glazed window to front aspect, radiator, fitted wardrobes.

En Suite

Double glazed opaque window to front aspect, shower cubicle, low level wc, hand wash basin, tiling, radiator.

Bedroom 2

8' 4" x 11' 7" (2.54m x 3.53m)

Double glazed window to front aspect, built in storage cupboard, radiator, fitted wardrobes.

Bedroom 3

8' 7" x 11' 10" (2.62m x 3.61m)

Double glazed window to rear aspect, radiator,

Bedroom 4

10' 9" x 6' 2" (3.28m x 1.88m)

Double glazed window to rear aspect, built in storage cupboard, radiator.

Bathroom

Panelled bath, shower cubicle, low level wc, hand wash basin, tiling, double glazed opaque window to side aspect, radiator.

Outside

Outbuilding / Office

Insulated wooden structure with electricity

and lighting. French doors to garden and windows.

Garage

Up and over garage door, electricity, door to garden.

Front Garden

Side gate access, path to front door, iron railings, garden areas either side of pathway for plants and shrubs. Hard standing driveway to garage.

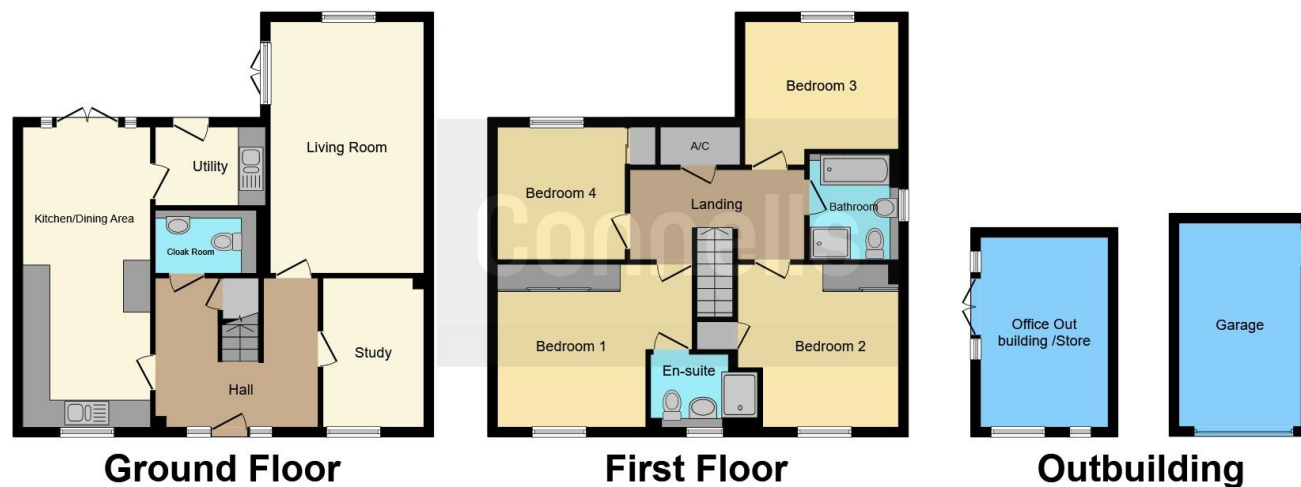
Rear Garden

Side gate access, mostly laid to lawn, patio area.









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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EPC Rating: Awaited

Tenure: Freehold

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