



* EXECUTIVE FAMILY HOME * POPULAR RESIDENTIAL LOCATION * FOUR GOOD-SIZED DOUBLE BEDROOMS * EN-SUITE SHOWER ROOM TO MASTER BEDROOM * ENTRANCE HALL * STUDY * DUAL ASPECT LOUNGE * REAR ASPECT KITCHEN/DINING/LIVING AREA * UTILITY * GROUND FLOOR W/C * FAMILY BATHROOM * GOOD-SIZED REAR GARDEN * DOUBLE GARAGE & AMPLE PARKING * INTERNAL & EXTERNAL VIEWING A MUST TO FULLY APPRECIATE THIS HOME & LOCATION *

Bradshaws are delighted to offer for sale this immaculately presented modern detached family home located in an enviable position within the ever popular Georgian market town of Ampthill. Offering spacious and well planned accommodation throughout and set within walking distance of highly regarded schools, Ampthill town centre, Ampthill Park and open countryside. Bradshaws strongly advise an internal viewing to fully appreciate all that this ideal family home has to offer the discerning buyer.

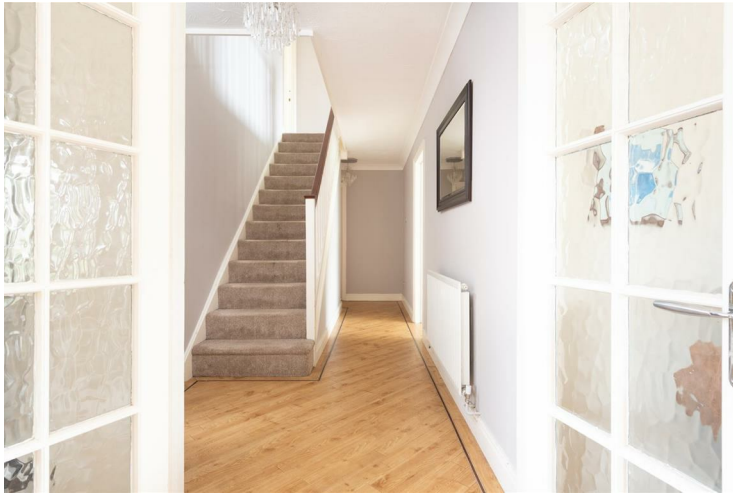
Entrance Hall

Providing access to all ground floor accommodation. Composite front door to the front aspect. Radiator. Karndean flooring. Central heating thermostat.



Kitchen Area

Fitted with a range of wall, drawer and base level units with worksurface over incorporating single drainer sink unit with swan neck mixer tap over. Freestanding range style cooker. Freestanding fridge / freezer. Space and plumbing for dishwasher. Tile effect flooring. Coved ceiling. Under unit spotlights. Double glazed window to the rear aspect.



Lounge

A dual aspect room with double glazed window to the front aspect and double glazed French doors to the rear aspect. Feature open fireplace with surround. Two radiators. Television point. Fitted carpet. Coved ceiling.



Dining / Family Area

One open space with the Family Area extension and patio door to the rear garden. Two radiators. Tile effect flooring.



L Shaped Kitchen / Dining / Family Room

A spacious rear aspect area that provides the perfect space to relax, entertain and enjoy.



Study

Double glazed window to the front aspect. Radiator. Fitted carpet.



Bedroom Two

Double glazed window to the rear aspect. Radiator. Recently re-fitted carpets. Inset ceiling spotlights.

Utility Room

Fitted with wall units. Space and plumbing for washing machine and tumble drier. Part tiled walls. Karndean flooring. Radiator. Double glazed window and door to the side aspect.

Cloakroom

Fitted to comprise close coupled w/c and vanity unit with inset wash hand basin. Karndean flooring. Inset ceiling spotlights. Obscure double glazed window to the side aspect.

Landing

Double glazed window to the front aspect. Hatch to loft. Recently re-fitted carpets. Airing cupboard housing Mega Flow tank. Further storage cupboard.

Master Bedroom

A large dual aspect room with double glazed box bay window to the front and further double glazed window to the front. Built-in walk in wardrobe with automatic light. Two radiators. Recently re-fitted carpet.



Bedroom Three

Double glazed window to the rear aspect. Radiator. Recently re-fitted carpets. Inset ceiling spotlights.



En Suite Bathroom

Fitted to comprise w/c with concealed cistern, vanity unit with inset wash hand basin and panelled bath with Rainforest shower over. Fully tiled walls. Shaver socket point. Inset ceiling spotlights. Heated towel rail. Obscure double glazed window to the side aspect.

Bedroom Four

Double glazed window to the front aspect. Radiator. Recently re-fitted carpets.



Family Bathroom

Fitted to comprise close coupled w/c, twin vanity units with his and her inset sinks. Panelled bath with shower attachment over. Part tiled walls. Tiled flooring. Inset ceiling spotlights. Obscure double glazed window to the rear aspect.



To The Front

The front of the property is part laid to lawn and part grey block paving providing off road parking for 3-4 vehicles leading to the double garage.

Double Garage

Attached double garage with twin up and over doors. Power and light. Wall mounted gas fired boiler. Personal door to Entrance Hall.

Rear Garden

A thoughtfully landscaped rear garden laid mainly to lawn with a large paved patio area with conifer borders to the side boundaries and Italian Pencil Cypresses to the rear boundary. Ornamental wall with shingle border. Boundary fence. Pedestrian gated access to one side and double gates to one side. Outside power points. Outside tap.



Rear Elevation

View of the rear of the property.



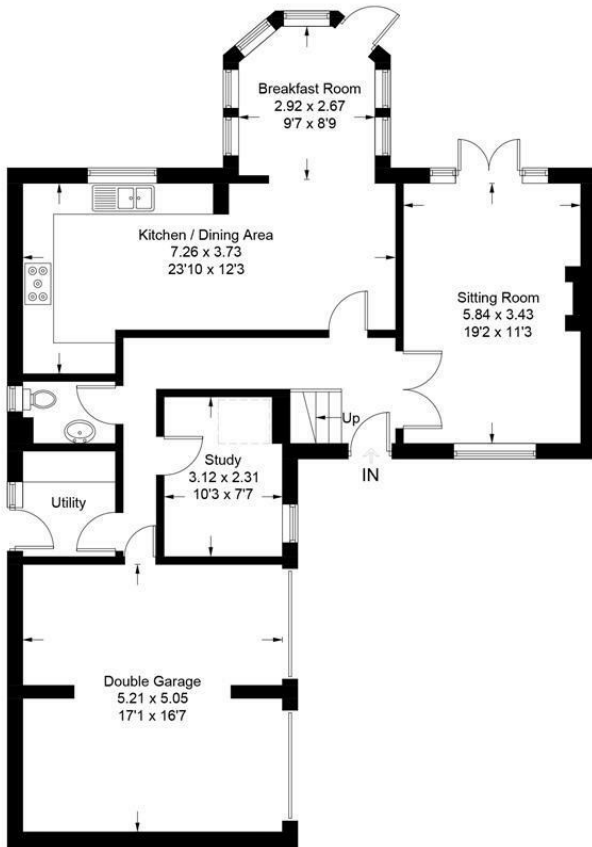
Viewing

Through Bradshaws by appointment only.

These details have been prepared by Warren Lightfoot and the statements contained therein represent his honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure, fixtures and fittings, or services. Where heating systems, gas water or electric appliances are installed. We would like to point out that their working conditions has not been checked. Measurements are taken with Sonic or cloth tape and should not be relied upon for the ordering of carpets or associated goods as accuracy cannot be guaranteed (although they are with a 3" differential.)

32 Tavistock Avenue

Approximate Gross Internal Area = 185.8 sq m / 2000 sq ft
(Including Double Garage)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1053993)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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England & Wales		EU Directive 2002/91/EC	