



Set in Wavell Close, Stewartby, this substantial three / four-bedroom house presents an exciting opportunity for those seeking a spacious family home. With the added allure of being near the future site of Universal Studios, this property is perfectly positioned for both investment and lifestyle.

This home is offered with no upper chain, making it an ideal purchase for the adventurous buyer who possesses the vision to unlock the potential this fantastic property holds. Whether you are looking to create your dream family home or seeking a promising investment, this house in Stewartby is a remarkable opportunity not to be missed.



While the home does require some updating and modernisation, it boasts generous and versatile accommodation that can be tailored to your personal taste. The ground floor features a welcoming sitting room that seamlessly flows into a dining area, creating an ideal space for family gatherings and entertaining guests. The kitchen/breakfast room is well-proportioned, providing a functional area for culinary pursuits. Additionally, the property includes two cloakrooms, ground floor wet room and a first-floor bathroom, ensuring convenience for all residents.

The three / four bedrooms offer ample space for family members or guests, while the front, side, and rear gardens provide outdoor areas for relaxation. The property is situated in close proximity to the charming Georgian market town of Ampthill, where you can enjoy a variety of shops, cafes, and local amenities and good transport links ensure locations such as Bedford and Milton Keynes are easily accessed.

### Entrance Hall

Providing access to all ground floor accommodation with a double glazed composite door to the front aspect. Wood laminate flooring. Radiator. Stairs rising to the first floor accommodation.

### Cloakroom

Fitted to comprise a low level w/c. Wash hand basin. Double glazed window to the front aspect.

### Sitting /Dining Room

A spacious dual aspect room with double glazed windows to the front and side aspects. Feature exposed floor timbers. Radiator. Feature fireplace with brick surround and hearth. Picture rail. Tv point.



### Kitchen / Breakfast Room

Fitted to comprise a range of wall, drawer and base level units with work surfaces over. 1 and 1/2 drainer sink unit. Space for a free standing cooker. Space and plumbing for a washing machine. Breakfast bar. Double glazed window to the rear aspect. Space for a fridge / freezer. Part tiled walls. Large under stairs cupboard. Radiator. Door leading to:



### Rear Lobby

Providing access from the kitchen to the wet room and also access from the front of the property to the rear garden with a double glazed composite door to the front aspect and french doors leading to the garden.

### Wet Room

Located on the ground floor this recently fitted wet comprises a low level w/c. Wash hand basin and shower area with an electric shower over. Extractor.



### Landing

Providing access to all first floor accommodation with double glazed windows to the front and side aspects. Wood laminate flooring. Radiator. Storage cupboard. Stairs riding to the attic room.

### Bedroom One

Double glazed window to the side aspect. Exposed floor timbers. Radiator. Fitted wardrobes. Picture rail.



### Bedroom Two

Double glazed window to the front aspect. Carpet as fitted. Radiator. Picture rail.





### Bedroom Three / Study

Double glazed window to the rear aspect. Carpet as fitted. Radiator. Picture rail.

### Bathroom

Fitted to comprise a w/c. Cast iron bath with mixer taps and shower over. Wash hand basin. Radiator. Part tiled walls. Double glazed window to the rear aspect.



### Attic Room / Bedroom Four

Fixed stairs rising from the landing. Five sky lights fitted to the feature vaulted ceiling providing ample natural light. Fitted carpet. Radiator. Feature exposed brick chimney breast. Walk in wardrobe. Eaves storage.



### En-Suite Cloakroom

Fitted to comprise a w/c. Pedestal wash hand basin. Part tiled walls. Heated towel rail. Extractor.

### Rear Garden

An enclosed courtyard style paved garden with boundary fencing and feature brick retaining wall. Outside tap. Summer house. Storage shed. Oil tank and heating boiler.



### To The Front & Side

A well maintained garden stocked with a variety of mature shrubs, bushes and small trees with the remainder being laid mostly to lawn. Two pathways leading to the property. Outside light.



### Viewing

By appointment through Bradshaws.

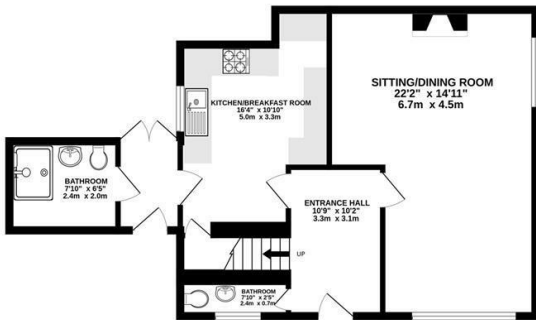
### NB

Services and appliances have not been tested.

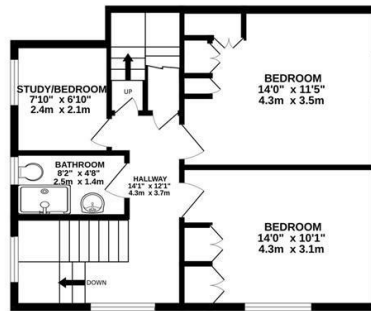
### Disclaimer

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.)

GROUND FLOOR  
614 sq.ft. (57.0 sq.m.) approx.



1ST FLOOR  
545 sq.ft. (50.6 sq.m.) approx.



2ND FLOOR  
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 1496 sq.ft. (139.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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